CURCHODS







23 Cranbrook Drive

Esher, Surrey, KT10 8DW

4 Bedrooms | 3 Bathrooms | 2 Reception Rooms

Guide Price £895,000

Freehold

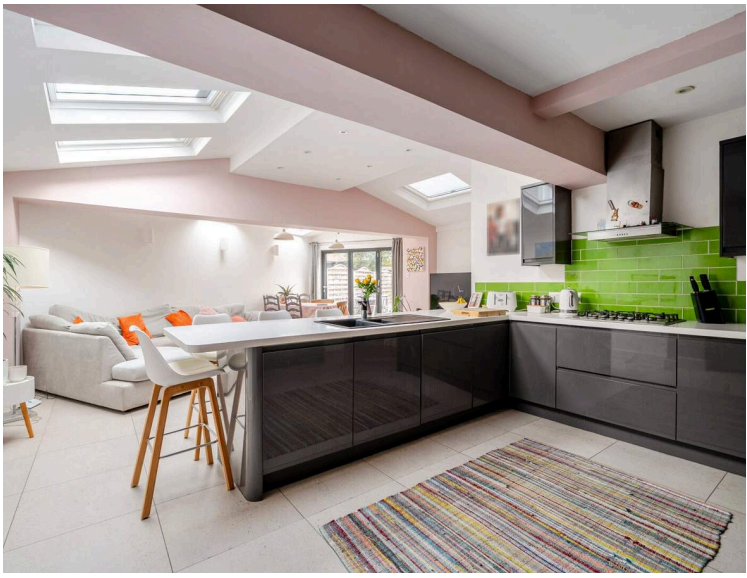


A versatile three/four-bedroom semi-detached family home with the added benefit of an interconnecting one-bedroom annexe, offering excellent flexibility for multi-generational living, independent accommodation or simply additional space as part of the main house. The property is presented in modern condition throughout and further benefits from off-street parking for several cars.

Situated on a popular residential road within walking distance of Esher station, the accommodation is arranged to provide both excellent family living space and flexibility. The main house features a front sitting room, which could alternatively be used as a fourth bedroom, and a superb open-plan kitchen/dining/family room with a modern fully fitted kitchen and bi-folding doors opening onto the rear garden. There is also a useful utility room with shower room.

To the first floor are two double bedrooms and a family bathroom. The interconnecting annexe is accessed from the kitchen and provides a further reception room, ideal as a sitting room, playroom or study, with a double bedroom and shower room on the first floor. This space works equally well as independent accommodation or as an extension of the main house, depending on individual requirements.

Outside, there is a good-sized rear garden, providing plenty of space for outdoor entertaining and family life.





Key Features

- Versatile three/four-bedroom semi-detached family home
- Interconnecting one-bedroom annexe offering independent accommodation or additional family space
- Presented in modern condition throughout
- Situated on a popular residential road within walking distance of Esher station
- Off-street parking for several cars
- Open-plan kitchen/dining/family room with modern fitted kitchen and bi-folding doors
- Flexible additional reception room, two further double bedrooms and two shower/bathrooms
- Good-sized rear garden, ideal for family life and entertaining

Additional Information

Our client has confirmed that the property benefits from mains drainage, water, gas and electricity and is situated in a designated flood risk area.

EPC C | Council Tax Band F

Location

Esher railway station offers regular trains to London Waterloo in under 30 minutes, making it ideal for commuters. The town is also well-connected by road, with the A3 and M25 nearby, and bus routes to surrounding areas like Kingston and Walton-on-Thames.

The town's high street offers a mix of boutique shops, cafes, and popular chain stores like Waitrose, alongside local pubs and restaurants. Esher is home to Sandown Park Racecourse, which hosts events and seasonal markets, and an Everyman cinema, adding to its leisure offerings. The area has a vibrant community atmosphere while maintaining a relaxed, suburban feel.

Esher is renowned for its excellent schools, including Esher Church School and Cranmere Primary School, both well-rated for academic success and community involvement. For secondary education, Esher High School offers strong results, and the area also has prestigious private options like Claremont Fan Court School.







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Approximate Area = 1676 sq ft / 155.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Simpsons Estate Agents ta Curchods. REF: 1542792

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