



Sherriff Close, Esher, KT10 8AT

Offers In Excess Of £290,000

# Sherriff Close, Esher, KT10 8AT

This stunning top floor, corner apartment has been modernised throughout and is positioned within a secure gated development offering views of communal gardens from every window and is not overlooked by any other property. The property is within easy reach of Esher High Street and under a mile from Esher Mainline Train Station offering fast transport links into London Waterloo. The property is under a 10-minute drive to the A3 with access roads to the M25 north and south.

As you enter the property to the left-hand side is the bright white reception room with wooden flooring and a large window overlooking the green space behind. This room is perfect as a lounge/diner and spacious enough for entertaining. The kitchen is newly fitted with white high gloss cabinets, wooden flooring. The kitchen is fitted with some integrated appliances and offers a pleasant outlook with views across the communal gardens.

The master bedroom offers a beautiful green outlook with views across the communal gardens and has space for a king size bed with wardrobes, chest of drawers and still plenty of space to walk around. From here is the en-suite shower room which has a newly fitted shower and benefits from a window for light and ventilation.

There is also a second family bathroom perfect for guests and has been recently renovated with new bathroom suite and modern tiling, again with a window. The second bedroom is a great sized room which you can fit a double bed including wardrobes or alternatively can be used as a fantastic office space. This room also has stunning views across the communal gardens.

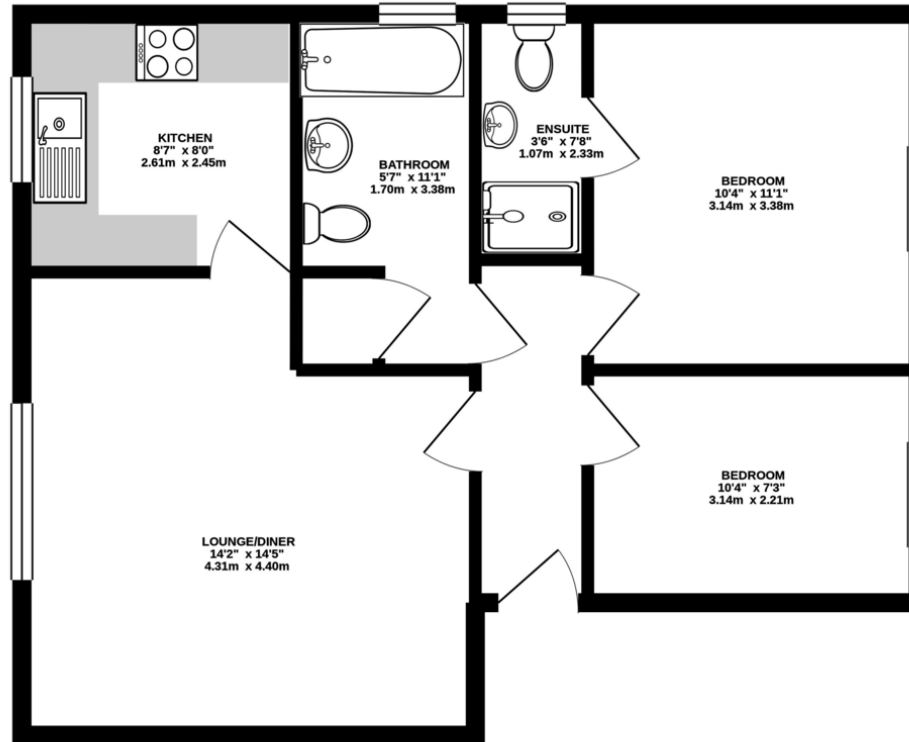
Further benefits include double glazed windows, allocated parking bay, visitors permit, entry phone system, bicycle storage and loft access for storage. There is a very large area to the rear of the development for communal gardens. This area has mature trees which offer some privacy and there is plenty of space for picnics or small gatherings. This property is perfect for first time buyers or to be purchased as an investment.

- Two double bedrooms
- Secure gated development
- Modern kitchen with integrated appliances
- Two new bathrooms
- Communal Gardens
- Walking distance to Esher High Street
- Allocated parking
- Top floor apartment
- Loft storage
- Newly fitted flooring throughout



# Floor Plan

TOP FLOOR  
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 571 sq.ft. (53.0 sq.m.) approx.

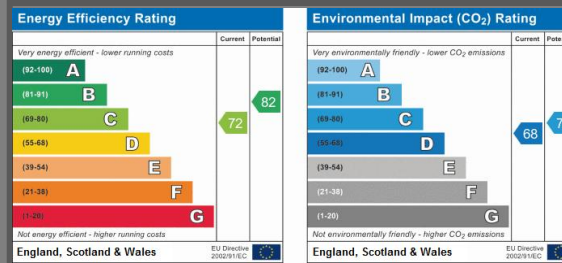
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Location

Within easy reach of Esher High Street, this property offers a fantastic lifestyle. In the High Street there are boutique shops, bars, restaurants, coffee shops, Waitrose and an Everyman Cinema. Under a mile from Esher Mainline Train Station, this offers fast transport links into London Waterloo. The property is under a 10-minute drive to the A3 with access roads to the M25 north and south.



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.