Hamptons

INTERNATIONAL



The Woodlands, Esher, KT10

3 2 3

GUIDE PRICE

£840,000

(£840,000)

Property details



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Key features

- **3 Bedrooms**
- **2 Bathrooms**
- **3 Reception Rooms**
- **Study**
- **Kitchen**
- **Studio**
- **Garden Storage**
- **Garage**
- **Garden**
- **Off Street Parking. NO CHAIN**

*Prices are subject to change, pound sterling price is converted using Bank of England exchange rates

Description

No Chain - Probate GrantedNestled on a highly sought-after residential street within easy walking distance (0.4 miles) of Esher mainline station, this versatile 3-bedroom, 2-bathroom detached home offers both comfort and exciting potential. Generous living spaces and a flexible layout create an ideal canvas for personalisation, with scope for future extension (subject to the usual planning permissions).The traditional kitchen features a range of wooden cabinetry paired with ample granite work surfaces, enhanced by under-cabinet lighting. Its thoughtful layout provides natural zones for cooking and entertaining, allowing guests to gather without interrupting the flow of the space.The principal bedroom includes built-in wardrobes, and a newly installed (Oct 2025) full ensuite bathroom complete with both a bath and separate shower. There is a second official well-proportioned bedroom, and the possibility of creating a third bedroom by reconfiguring one of the reception rooms—either the dining room or the family room—both of which would be served by the family bathroom.The main through reception room enjoys double doors both centrally and opening into a generous conservatory, offering a superb additional living area ideal for dining, entertaining, or simply enjoying the spring and autumn sunshine. Internal double doors connect the reception room to what is currently used as a dining room, though this could easily be separated to form a further bedroom if desired. Similarly, the family room—accessed via the study—could also serve as a bedroom, depending on requirements.Subject to planning and building regulations, there may be potential to extend into the roof space to create additional accommodation, offering even further flexibility.OutsideOutside, the rear garden is predominantly laid to lawn and framed by mature herbaceous borders, creating a peaceful and attractive backdrop. Paved terraces provide inviting areas for alfresco dining, while pathways offer easy access to the double garage, studio/office, additional brick-built storage and garden shed.To the front, the property benefits from a block-paved driveway providing parking for several cars, complemented by well-maintained borders that enhance privacy and add to the home’s kerb appeal.SituationLocated within a short distance of Esher station and Esher High Street, which has an excellent range of eateries and bespoke shops including Waitrose, Giggling Squid, and Everyman Cinema along with a number of coffee shops including a Gails and Fego. There is a good selection of private and state schools in the area including Weston Green, Claremont Fan Court, Shrewsbury House and Rowan. State education is excellent including St Paul's Catholic School, Esher High, Esher Church School and Cranmere. There is an excellent choice of recreational activities with Sandown Park offering horse racing, skiing, golf, go-karting, gym and squash. Esher station provides a fast and frequent service to London Waterloo, the A3 provides direct access to central London, the M25 and the South. Property Ref Number: HAM-62601







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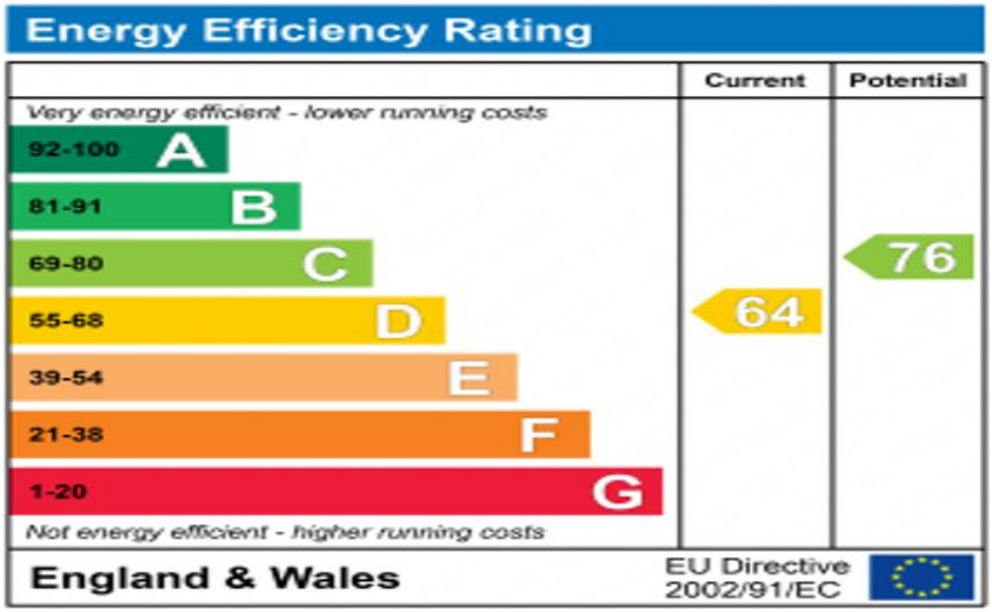




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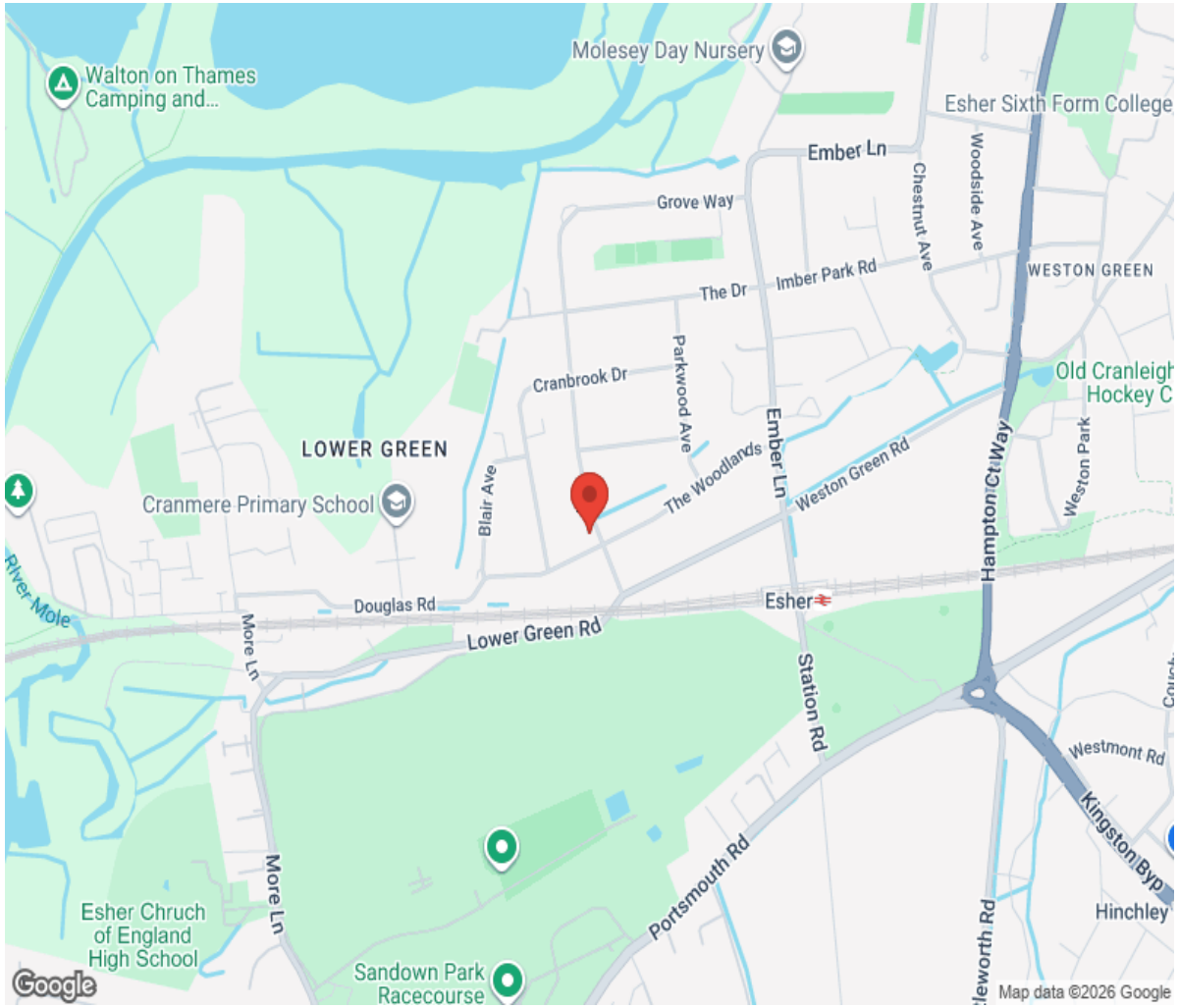
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Floor plan



Location





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