



ESTATE AGENTS



Lammas Lane, Esher, Surrey

Guide Price £1,495,000

## 38 Lammas Lane, Esher, Surrey

Welcome to this charming four bedroom detached house, brimming with character and sophistication.

Nestled in a secluded and peaceful location, this property offers a perfect blend of luxury and convenience. The spacious and bright interior boasts a cosy atmosphere, inviting you to make it your own.

The well-maintained garden, with a south-facing aspect, provides a serene outdoor space for relaxation and entertainment. Benefiting from driveway parking, adding to the convenience of this stylish home.

Whether you are looking for a peaceful retreat or a sophisticated abode, this property ticks all the boxes. Don't miss out on the opportunity to own this inviting and elegant residence. Contact us today to arrange a viewing and make this house your next home.

Freehold  
Council tax band G

- Stunning 'Art Deco' style detached family home
- Four bedrooms
- Large private rear garden
- 0.5 miles to Esher High Street
- Impressive 29' kitchen/dining room
- En-suite to principal bedroom
- Study and downstairs WC
- Immaculately presented throughout



# Floorplan

## Lammas Lane, Esher, KT10

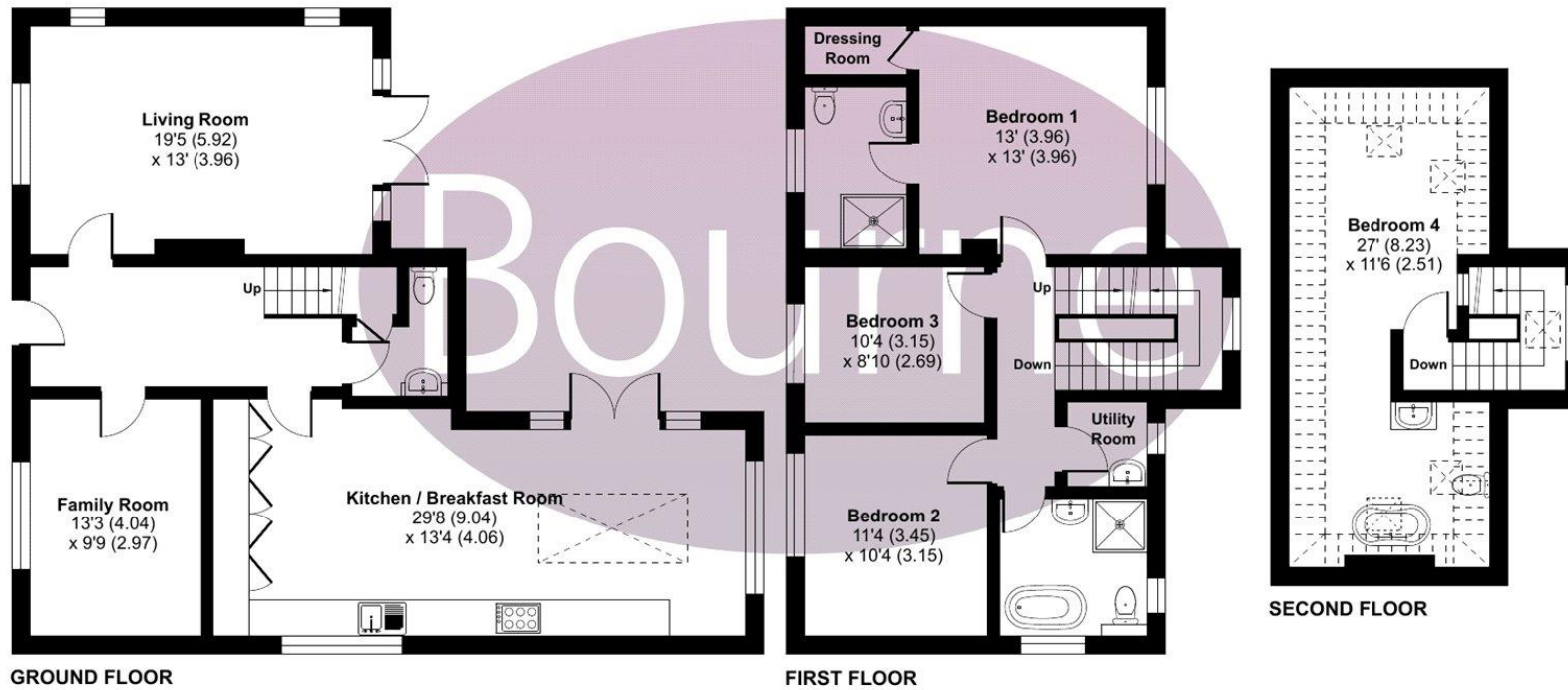
Approximate Area = 1796 sq ft / 166.8 sq m

Limited Use Area(s) = 119 sq ft / 11 sq m

Total = 1915 sq ft / 177.8 sq m

For identification only - Not to scale

Denotes restricted  
head height

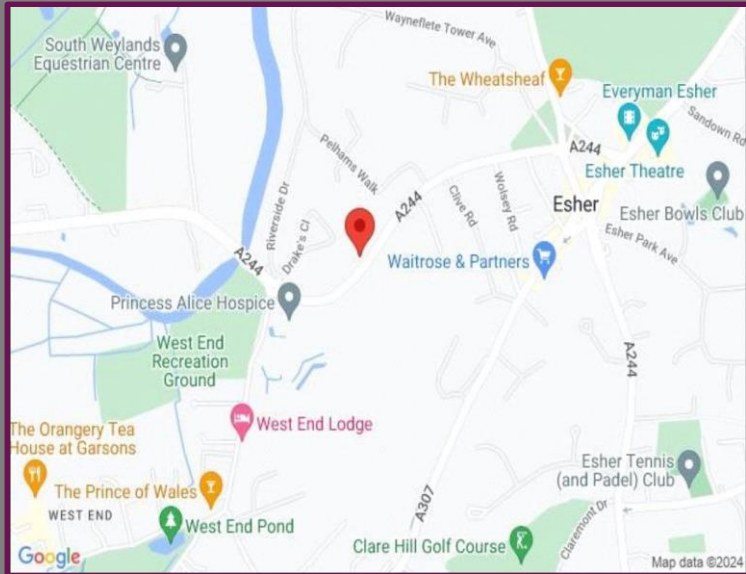


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Bourne Estate Agents. REF: 1139991

# Location

Positioned in premier residential road located in the heart of Esher, conveniently located within a short walk of the High Street with a range of independent boutiques, restaurants and bars is a short distance away and Central London is approximately 20 miles, with the A3 and M25 Motorway nearby.

The average time to Gatwick and Heathrow Airports is in the region of 30 minutes and direct trains run to London Waterloo. This part of Surrey has an enviable reputation for its excellent, first class state and private schools and there are also a wide selection of fine golf courses and recreational facilities throughout the district.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.



A refreshing choice...

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