



153 COVERTS ROAD

CLAYGATE, KT10 0LE

£799,950
FREEHOLD

A four bedroom, two bathroom semi detached house that has undergone significant extension work and complete refurbishment throughout to offer a beautiful family home.

**BURTON
MATTHEWS**

153 COVERTS ROAD



A bay-fronted semi-detached property which has been the subject of a significant programme of modernisation and extension to create a stylish, beautifully proportioned family home which has been doubled in size. With real attention to detail evident throughout, the ground floor accommodation consists of a spacious entrance hall, traditional front reception room, an expansive and beautifully appointed kitchen / breakfast / family room, utility and cloakroom / WC. Engineered oak flooring features throughout the ground floor with underfloor heating in the kitchen / family area also. The first floor provides a choice of three bedrooms and a full family bathroom with a conversion of the roof space now featuring a generous principal suite, comprising bedroom, full bathroom and dressing room. Externally, there is ample off road parking provided courtesy of a newly laid forecourt. To the rear, there is a generous family sized garden with central lawn, planted borders and a really useful outbuilding which would lend itself to a wide number of uses such as home office / guest accommodation / gym etc.

Additional Information

Local Authority – Elmbridge

Council Tax – Band D

Viewings – By Appointment Only

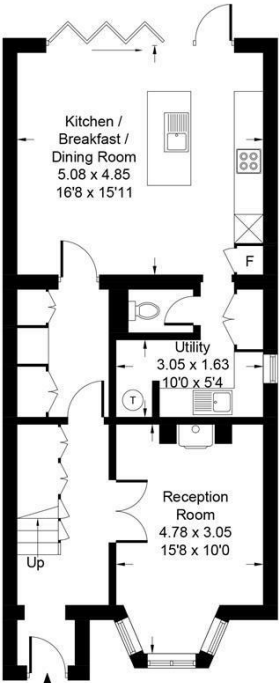
Floor Area – 1503.00 sq ft

Tenure – Freehold

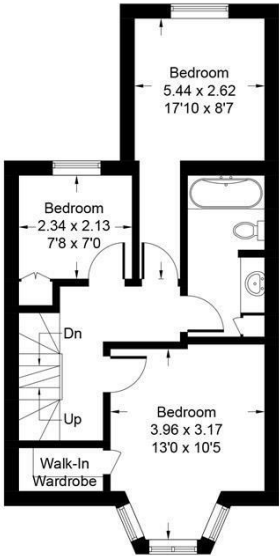


Coverts Road, Claygate, KT10

Approximate Gross Internal Area = 139.6 sq m / 1503 sq ft
Outbuilding = 25.4 sq m / 273 sq ft
Total = 165.0 sq m / 1776 sq ft



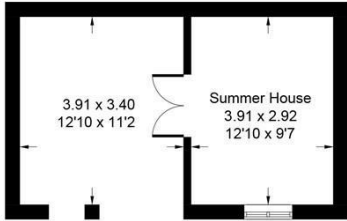
Ground Floor



First Floor



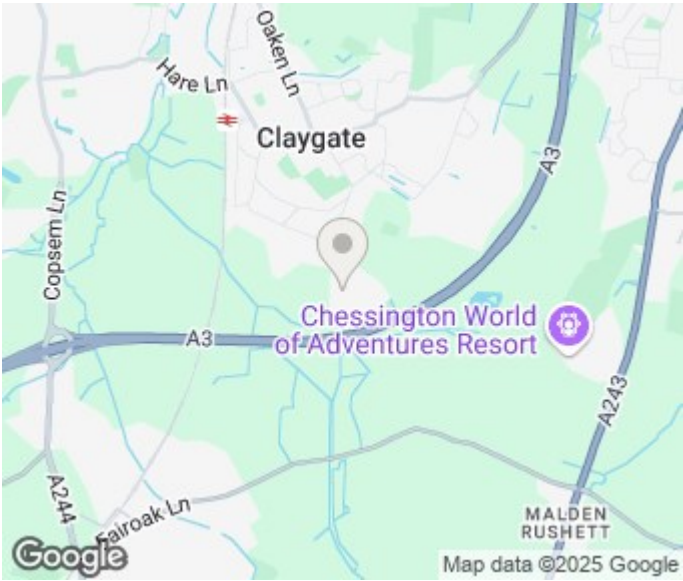
Second Floor



(Not Shown In Actual Location / Orientation)

Outbuilding

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Burton Matthews Estate Agents by DRAW EASY PLANS LIMITED



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	84
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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