



## 13 NORFOLK ROAD

CLAYGATE, KT10 0RS

£629,000  
FREEHOLD

An attractive two double bedroom semi detached early 1900's home, centrally located in the village and with the benefit of a detached garage accessed from the rear.

  
**BURTON  
MATTHEWS**

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Situated on a charming cul de sac of character homes, this delightful semi-detached house, built circa 1910, has been well maintained throughout. The accommodation comprises on the ground floor; entrance hall, two reception rooms, kitchen and a lean to utility/storage room. On the first floor there are two double bedrooms and a modern bathroom suite with separate shower cubicle. Outside the property enjoys front and rear gardens, the latter of which measures approximately 19 x 40 ft and offers a detached single garage, accessed from Simmil Road to the rear of the property. Norfolk Road is conveniently located just 0.25 of a mile from Claygate Station, with services to Guildford and London Waterloo, and the village parade with an array of local shops and cafe's.

### Additional Information

**Local Authority** – Elmbridge

**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 1095.00 sq ft

**Tenure** – Freehold



# 13 Norfolk Road, Claygate, KT10

Approximate Gross Internal Area = 89.4 sq m / 962 sq ft

Garage = 12.3 sq m / 133 sq ft

Total = 101.7 sq m / 1095 sq ft



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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 65                      | 75        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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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