



2 MEADOW ROAD

CLAYGATE, KT10 0RZ

£1,699,950
FREEHOLD

A substantial detached character home, occupying a generous 0.24 acre plot in a peaceful side road location within minutes of the station and village centre.


**BURTON
MATTHEWS**

2 MEADOW ROAD



A substantial detached character property, occupying a generous 0.24 acre overall plot within a peaceful side road. whilst also ideally located for swift village centre and station access. This beautiful family home has been notably enlarged beyond its original footprint and now offers impeccably maintained and expansive living space throughout. The ground floor features a large entrance hall, two traditional reception rooms (both with fireplaces - one with a woodburning stove), a spacious kitchen / breakfast / family room, utility room and cloakroom / WC. Upstairs on the first floor there is a choice of six individual bedrooms and two modern bath / shower rooms. Externally, a new garage stands in the place of the original one from when the house was further extended, offering ample parking and / or storage solutions and complementing the off road parking for two vehicles. The rear garden is substantial and mature with a patio area, centrally lawned and thoughtfully planted with a variety of flowering shrubs and trees. In all, the rear garden extends to in excess of 160 feet in length.

Additional Information

Local Authority – Elmbridge

Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 2578.00 sq ft

Tenure – Freehold





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