



82 CLAYGATE LANE

ESHER, KT10 0BJ

£1,250,000
FREEHOLD

An attractive Berg built four bedroom detached family home on a generous plot, situated on a desirable tree lined road in close proximity to Hinchley Wood's sought after schools and the village centre.


**BURTON
MATTHEWS**

82 CLAYGATE LANE



The accommodation comprises on the ground floor; a spacious wood panelled entrance hall with parquet flooring, large rear reception room with Inglenook fireplace, a second large reception room with double doors into the conservatory, a modern kitchen, utility room and downstairs cloakroom. On the first floor there are four bedrooms and a modern family bathroom, the master bedroom has an adjoining eaves room providing ideal space for an en suite bathroom.

Outside the property provides off street parking to the front, a front garden, integral single garage and to the rear, a substantial mature garden measuring 45 x 90 ft.

Claygate Lane is one of the village's most sought after locations for its attractive 1930's built detached housing stock on a quiet, wide, tree lined road. Hinchley Wood's sought after primary and secondary schools are quite literally down the road, with the the open green space of Telegraph Hill at the other.

The village centre, with a choice of local shops and eateries and mainline train services to London Waterloo and Guildford is just 0.5 of a mile on foot.

Additional Information

Local Authority – Elmbridge

Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 2046.00 sq ft

Tenure – Freehold

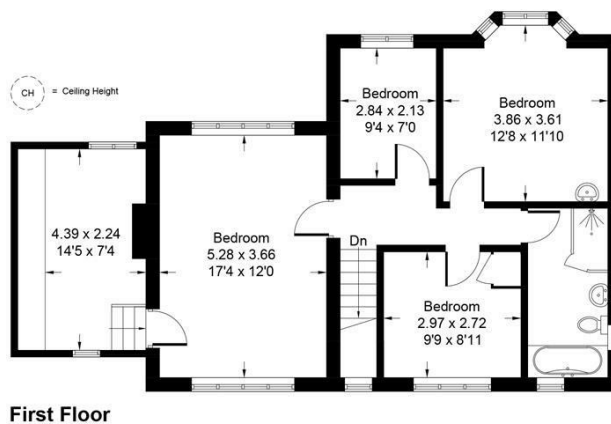
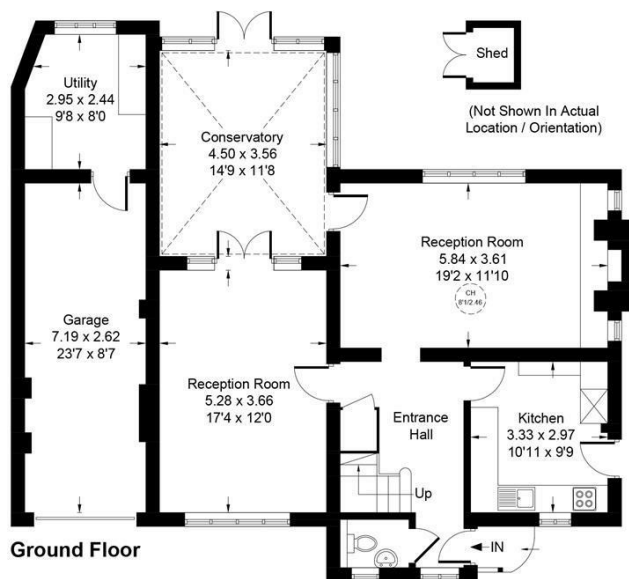


Claygate Lane, Esher, KT10

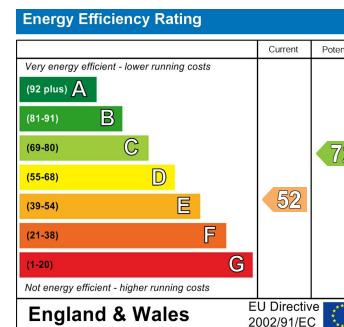
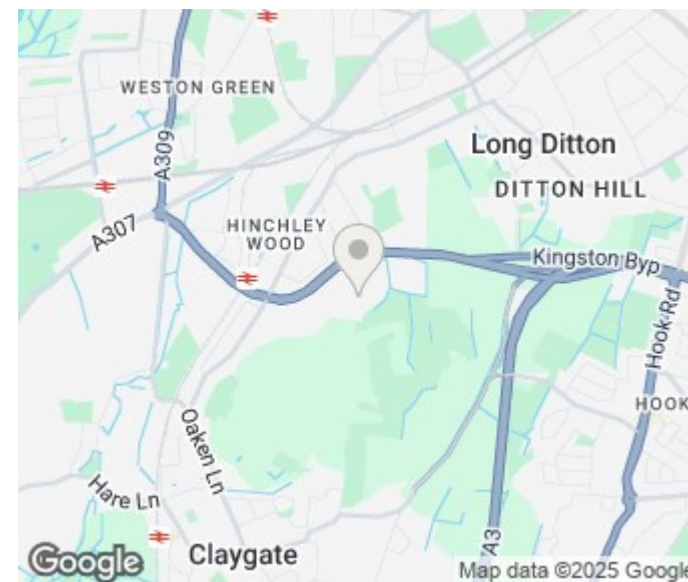
Approximate Gross Internal Area = 162.5 sq m / 1749 sq ft

Garage & Utility = 27.6 sq m / 297 sq ft

Total = 190.1 sq m / 2046 sq ft
(Excluding Shed)



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



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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