



## 2 REDRUTH GARDENS

CLAYGATE, KT10 0HD

£2,000,000  
FREEHOLD

A substantial six bedroom, four bathroom, detached house built in 2005 and recently refurbished by the current owners to provide a turnkey family home in a quiet, gated, private cul de sac within a short walk of the village centre.

**BURTON  
MATTHEWS**

## 2 REDRUTH GARDENS



Built in 2005, this substantial detached family home has recently been extensively refurbished by the current owners providing a turnkey home, in a quiet, gated cul de sac.

The accommodation on the ground floor comprises of a spacious entrance hall, large bay fronted main reception room, a beautiful open plan kitchen/dining/family room running across the back of the house and offering the ideal space for daily family life or entertaining with views of the rear garden right across the back of the house. The modern fitted kitchen from County Kitchens in Esher provides a large central island and integrated appliances. The property also offers a utility room, downstairs cloakroom and a double integral garage. On the first floor there are five double bedrooms, two with en suite shower rooms, a walk in wardrobe to the principal bedroom and a family bathroom. On the second floor there is a further double bedroom and an additional bathroom. Outside the property enjoys off street parking to the front and a south westerly facing rear garden measuring 49 X 59 ft.

Redruth Gardens is a private, gated, cul de sac of just three homes, situated approximately 0.8 of a mile from Claygate's parade of local shops and cafe's along with its mainline station with services to London Waterloo and Guildford.

### Additional Information

**Local Authority** – Elmbridge

**Council Tax** – Band H

**Viewings** – By Appointment Only

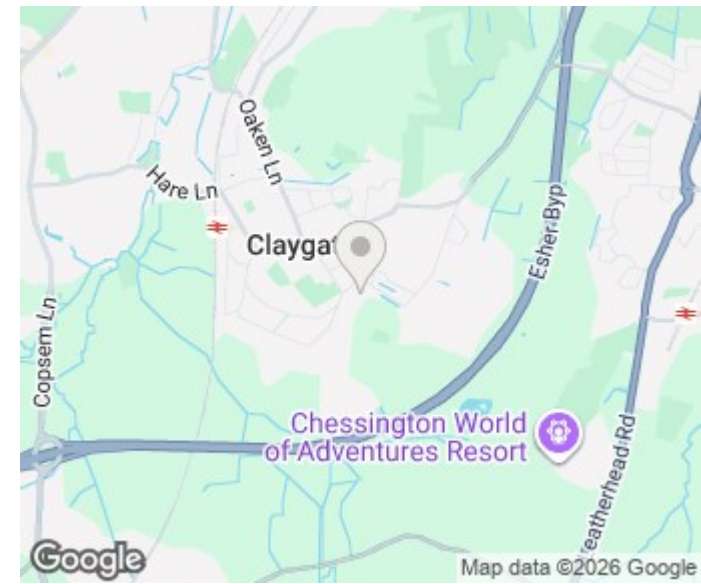
**Floor Area** – 3932.00 sq ft

**Tenure** – Freehold

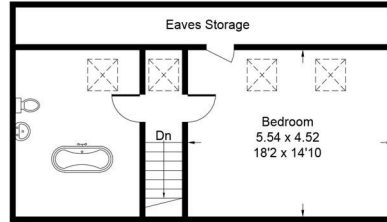
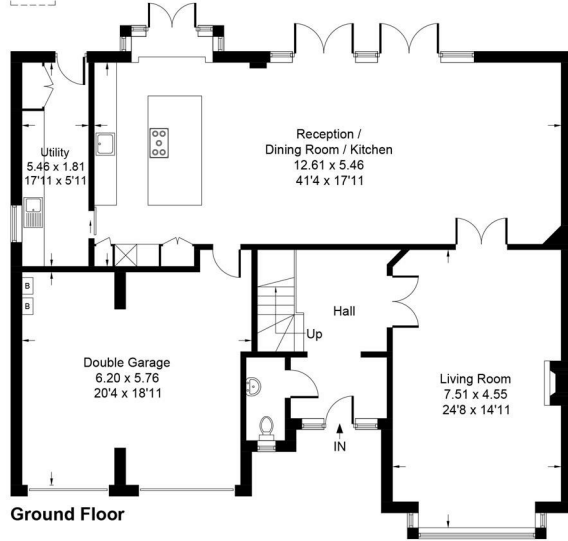


# Redruth Gardens, Claygate, KT10

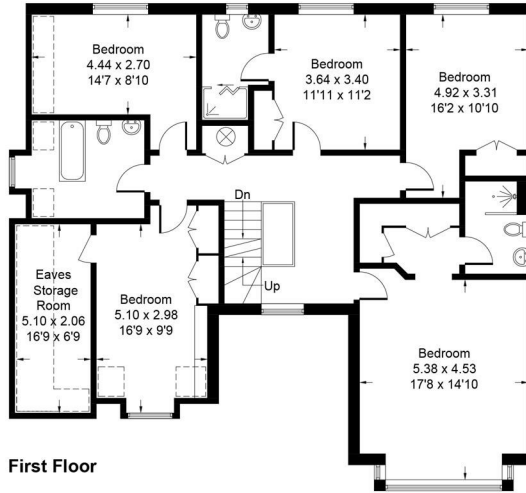
Approximate Gross Internal Area (Including Double Garage) = 342.1 sq m / 3682 sq ft  
 Eaves Storage = 23.2 sq m / 250 sq ft  
 Total = 365.3 sq m / 3932 sq ft



= Reduced headroom below 1.5m / 5'0"



Second Floor



First Floor

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>		71	76
(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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