



**10 RYTHER ROAD**  
CLAYGATE, KT10 9DF

**£875,000**  
**FREEHOLD**

A charming, three bedroom, two bathroom character home in a peaceful yet convenient side road with a 95 feet, Westerly orientated garden.

  
**BURTON  
MATTHEWS**

## 10 RYTHE ROAD



An impeccably maintained character home, located in a peaceful side road yet within just a short walk of the village centre and station for services into London Waterloo. Homes in this little known but highly prized location seldom become available and this beautiful property offers ground floor accommodation of entrance hall, a traditional front reception room, separate, well-appointed kitchen / breakfast room and a garden room which gets flooded with natural light. Upstairs on the first floor there is the choice of two double bedrooms, a family bathroom and en suite shower room to the front bedroom. The second floor also provides an additional bedroom with ample scope for further alterations / re-configuration. Externally, there is off road parking available to the front of the property with pedestrian side access through to a delightfully low-maintenance Westerly facing garden which extends to c.95 feet.

### Additional Information

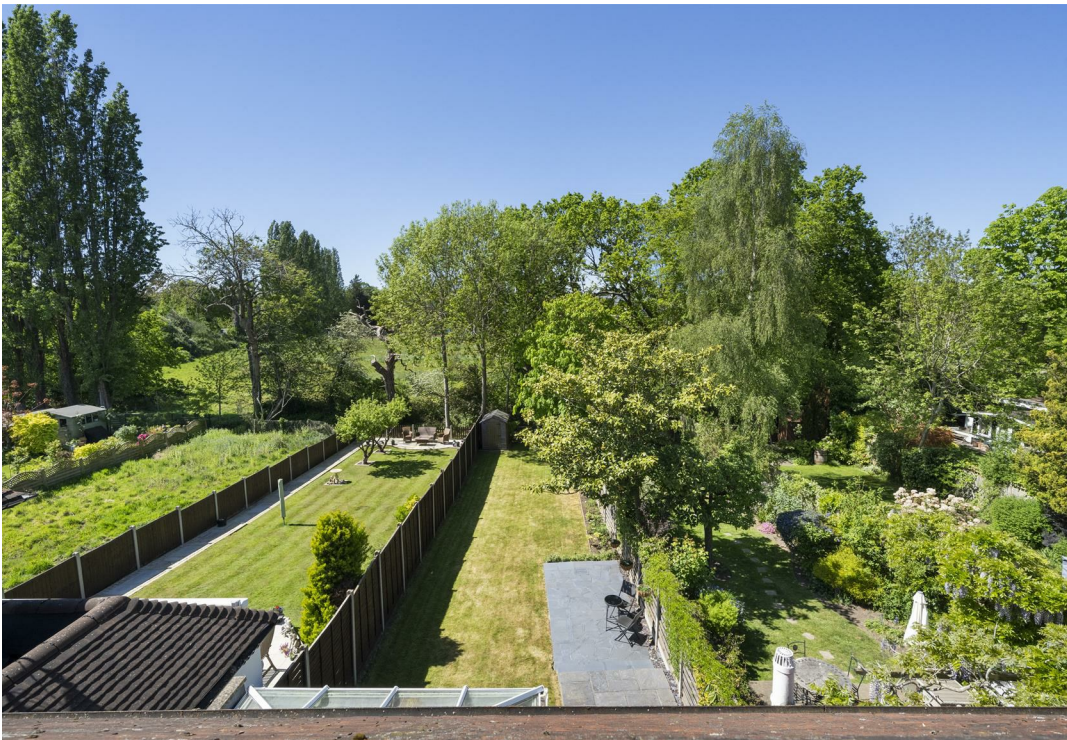
**Local Authority** – Elmbridge

**Council Tax** – Band E

**Viewings** – By Appointment Only

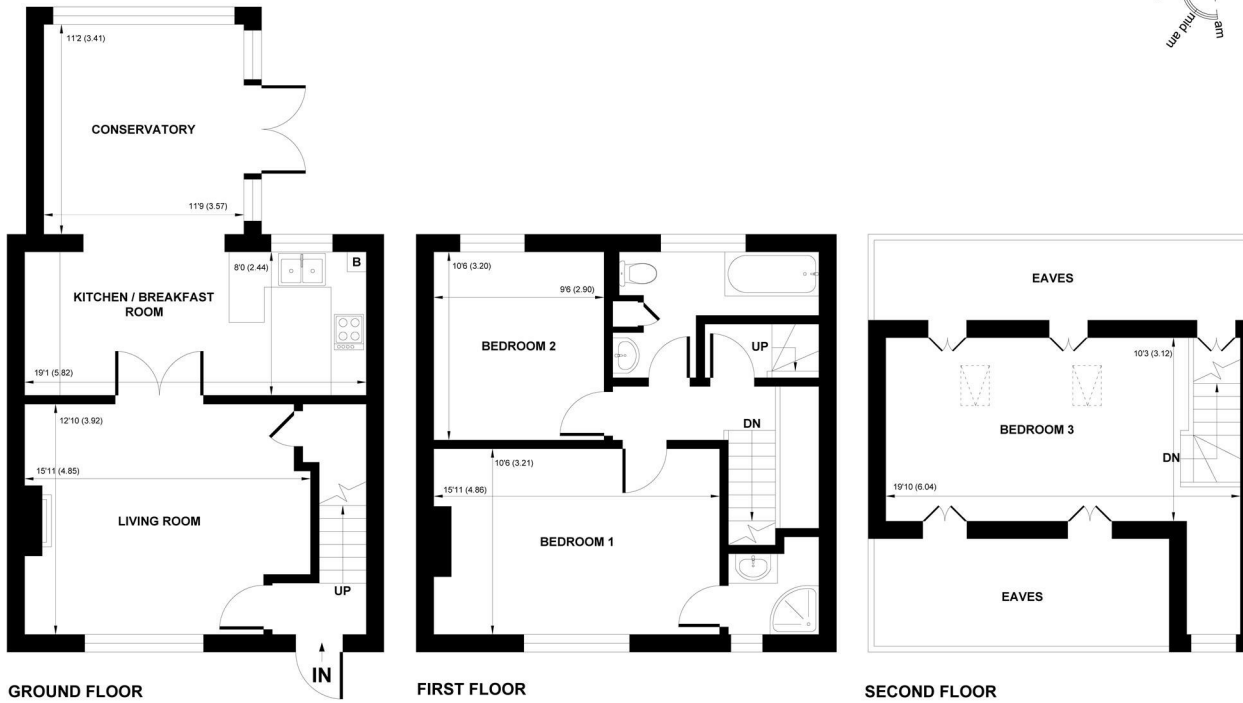
**Floor Area** – 0.00 sq ft

**Tenure** – Freehold



# Rythe Road, Claygate KT10

Approximate Gross Internal Area = 136.2 sq m / 1466 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>		<b>65</b>	<b>70</b>
(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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