



## ELM COTTAGE LOSEBERRY ROAD

CLAYGATE, KT10 9DQ

£1,395,000  
FREEHOLD

A bay fronted Edwardian built detached house situated on a well regarded road within a short walk of the village centre and mainline station to London Waterloo.

  
**BURTON  
MATTHEWS**

## ELM COTTAGE LOSEBERRY



The property comprises on the ground floor a spacious entrance hall, large front reception room, kitchen/breakfast room, a notably spacious rear extension currently provides an open plan living and dining room, but would provide an ideal space for those wanting a large kitchen/diner without the need for further extension, a utility room and a downstairs shower room.

On the first floor there are three double bedrooms and a family bathroom. On the second floor there is a further double bedroom.

Outside the property provides an integral garage to the front, a mature westerly facing rear garden measuring 32 x 72 ft, a large garden studio room ideal for home office or gym use and off street parking to the front of the property.

The property would benefit from updating throughout and does still offer potential for further extension and alteration, but importantly offers the charm and character typical of properties of the Edwardian era.

### Additional Information

**Local Authority** –

**Council Tax** – Band F

**Viewings** – By Appointment Only

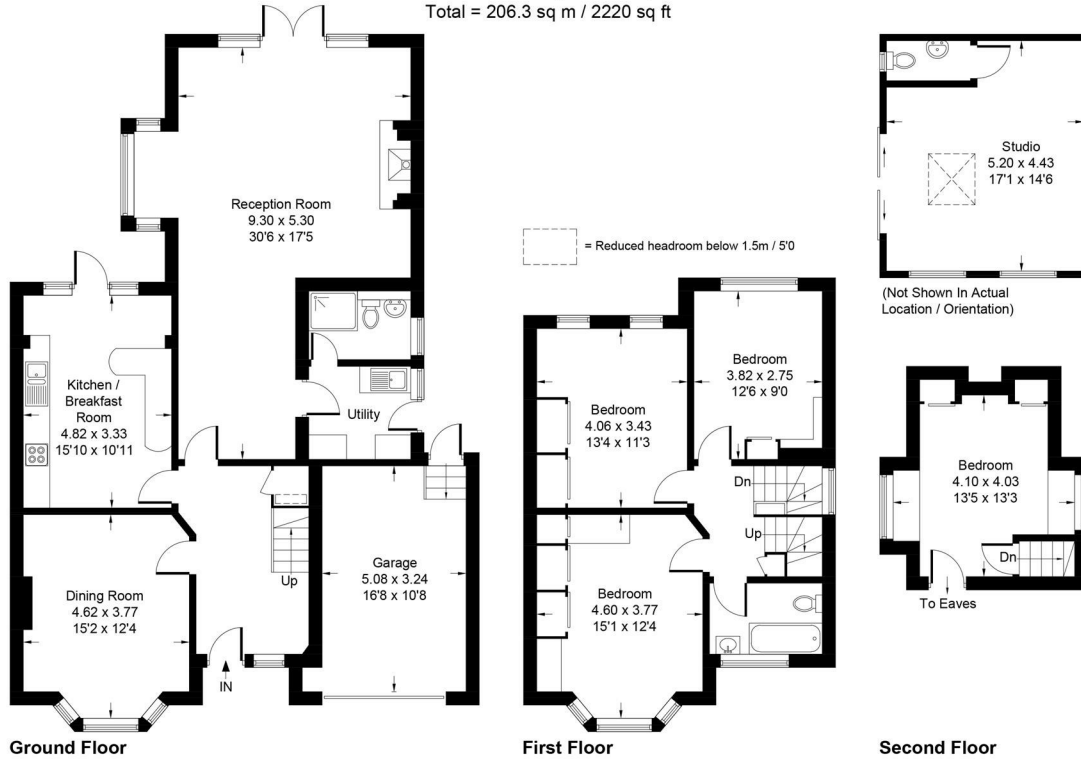
**Floor Area** – 1808.35 sq ft

**Tenure** – Freehold



# Loseberry Road, Claygate, KT10

Approximate Gross Internal Area = 166.2 sq m / 1789 sq ft  
 Garage = 17.3 sq m / 186 sq ft  
 Studio = 22.8 sq m / 245 sq ft  
 Total = 206.3 sq m / 2220 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) A			
(81-91) B			
(69-80) C			
(55-68) D		59	
(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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