



WESTWOOD THE CAUSEWAY

CLAYGATE, KT10 0NE

£895,000
FREEHOLD

A 3 bedroom detached bungalow, set in a convenient location for the village centre, station, recreation ground and the ever popular K3 bus route. Requiring updating throughout and featuring an attractive South Easterly facing garden.

**BURTON
MATTHEWS**

WESTWOOD THE CAUSEWAY



An individual detached bungalow, occupying a convenient location for swift access to the village centre, station, recreation ground and the ever popular K3 bus route. Set in a generous plot and now in need of updating throughout, this property offers the next owners a chain-free solution. The existing accommodation comprises of a generous entrance hall, two large double bedrooms, semi-separate sitting and dining rooms, kitchen, bathroom and spacious study or third bedroom, with additional cloakroom / WC. Externally, there is ample off road driveway parking plus a single garage. The rear garden is beautifully mature, principally laid to lawn and extending to 63 feet x 48 feet with a South Easterly orientation.

Additional Information

Local Authority –

Council Tax – Band G

Viewings – By Appointment Only

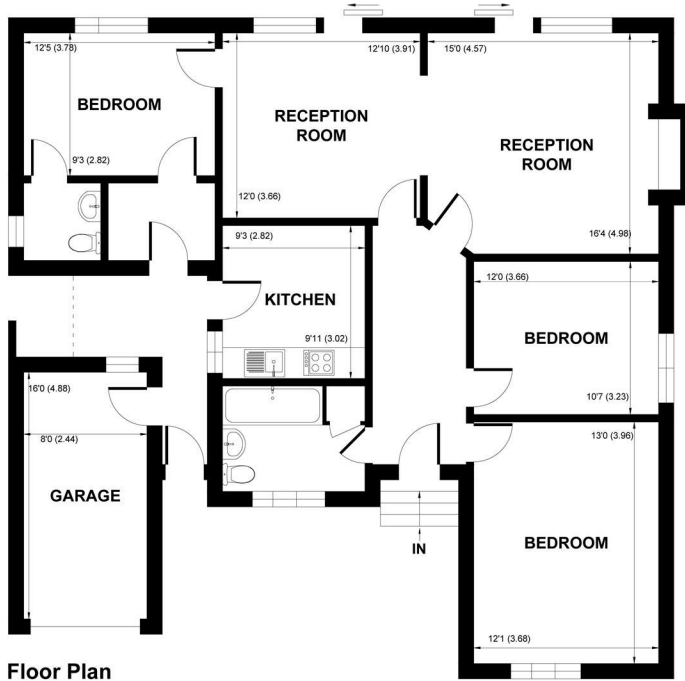
Floor Area – 1283.00 sq ft

Tenure – Freehold



The Causeway, Claygate KT10

Approximate Gross Internal Area = 107.3 sq m / 1155 sq ft
 Garage = 11.9 sq m / 128 sq ft
 Total = 119.2 sq m / 1283 sq ft



Floor Plan

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		59
(39-54) E		
(21-38) F		29
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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