



16 VALE ROAD
CLAYGATE, KT10 0NJ

£640,000
FREEHOLD

A period end of terrace cottage with abundant charm throughout, three bedrooms and a pretty rear garden with garage storage.


**BURTON
MATTHEWS**

16 VALE ROAD



A charming end of terrace period home, located in a popular side road and lying just over half a mile on foot from the village centre. Benefiting from a stylish and light-filled rear extension to the ground floor, this property provides a good blend of versatile space with two formal reception rooms and separate, kitchen / breakfast room and separate cloakroom / wc. Upstairs there is a choice of three bedrooms and a well-appointed bathroom. Externally, there are gardens to front and rear with the rear garden being really attractively arranged and extending to 59 feet. Tucked away at the bottom of the garden is a substantial, block built garage (no vehicular access) measuring 16'0" x 8'0" and clearly lending itself to a wide range of uses.

Additional Information

Local Authority – Elmbridge

Council Tax – Band E

Viewings – By Appointment Only

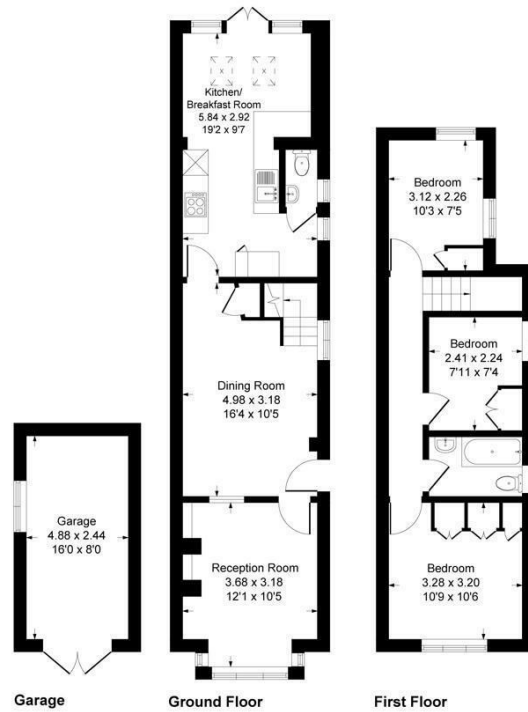
Floor Area – 925.70 sq ft

Tenure – Freehold



Vale Road, Claygate KT10

Approximate Gross Internal Area
 Main House = 83.3 sq m / 898 sq ft
 Garage = 11.8 sq m / 128 sq ft
 Total = 95.2 sq m / 1026 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 LTD



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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