



125 CLAYGATE LANE

ESHER, KT10 0BH

£1,295,000
FREEHOLD

A well presented four bedroom "Berg" built 1930's detached family home on a desirable tree lined road backing Surbiton Golf Course.


**BURTON
MATTHEWS**

125 CLAYGATE LANE



The accommodation on the ground floor comprises entrance hall, lounge, dining room, kitchen/dining room, study/playroom, utility room and a downstairs cloakroom. On the first floor there are four bedrooms, an en suite shower room to the master bedroom and an en suite cloakroom to the second bedroom, and a family bathroom. Outside the property provides off street parking to the front, an integral garage, and a large rear garden measuring 35 ft wide x 127 ft long with views out onto the course of Surbiton Golf Club. Claygate Lane is a quiet residential road of similar detached family homes, well within the catchment area of Hinchley Wood's sought after primary and secondary schools and less than half a mile to village shops and the mainline train station with services to London Waterloo and Guildford. Access to Telegraph Hill and its open green spaces is quite literally at the end of the road.

Additional Information

Local Authority – Elmbridge

Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 2085.00 sq ft

Tenure – Freehold

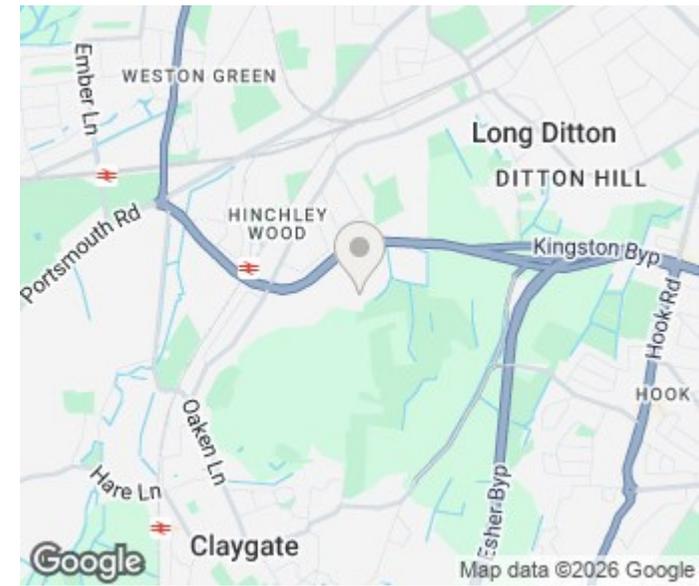


Claygate Lane, Hinchley Wood, KT10

Approximate Gross Internal Area = 193.6 sq m / 2084 sq ft
(Including Garage & Excluding Eaves)



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			77
(55-68) D		57	
(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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