



25 RYTHER ROAD

CLAYGATE, KT10 9DG

£975,000
FREEHOLD

A semi-detached three-bedroom home which is full of character. Located in an attractive, peaceful road in Claygate and within a short walk of the local village. The property offers plentiful scope for further extension / reconfiguration (STPP).

**BURTON
MATTHEWS**

25 RYTHE ROAD



A charming, characterful semi-detached family home, located in a calm and peaceful (no through road) location within a convenient short walk of Claygate train station, village centre and also Esher High Street. Properties in Rythe Road are always consistently popular and this property also offers the benefit of a lovely, private and generous garden with ample scope remaining for further extension and / or reconfiguration of the existing footprint. The ground floor comprises of entrance hall with cloakroom / WC, two traditional reception rooms and a fitted kitchen / breakfast room across the rear of the house with direct garden access from the kitchen to an outside dining area. Upstairs there are three bedrooms (two of which are doubles) a family bathroom and en suite shower room. Externally, the house offers ample off road parking on a gravelled driveway behind a traditional 5-bar gate. There is gated side access through to the rear garden which is a stand out feature of this lovely home, being secluded, with ample space for families to relax and entertain. The rear garden in all extends to just over 90 feet x 60 feet and enjoys a South-Easterly orientation.

Additional Information

Local Authority – Elmbridge

Council Tax – Band F

Viewings – By Appointment Only

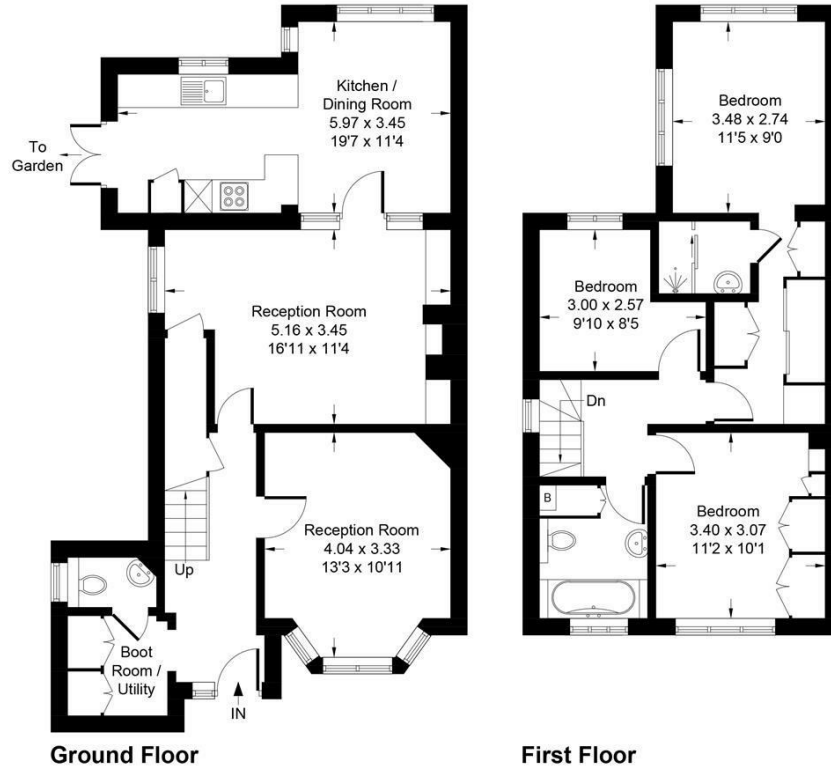
Floor Area – 1188.00 sq ft

Tenure – Freehold



Rythe Road, Claygate, KT10

Approximate Gross Internal Area
110.4 sq m / 1188 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		68	80
(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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