



18 OAKEN DRIVE

CLAYGATE, KT10 0DL

£1,500,000
FREEHOLD

An impeccably presented detached 4 bedroom home with Southerly orientated garden and a side road location close to the station and village centre.

**BURTON
MATTHEWS**

18 OAKEN DRIVE



A detached home located in a consistently popular and quiet side road within just a very short walk (0.21 miles) of the village centre and station. This charming home has been much improved and updated by the current owners and comes to the market in impeccable condition throughout. Offering a layout which finds favour with today's family lifestyles, this beautiful home could also appeal to older downsizers seeking a detached home close to all the village has to offer. On the ground floor, an entrance hall affords access to an expansive and stylishly appointed kitchen / dining / family room with bifolds looking out onto the rear garden, a separate front reception room and cloakroom / WC. Upstairs there is a choice of four bedrooms, a family bathroom and en suite shower room and additional cloakroom / WC. A sizeable garage adjoins the property and is accessible from the hall with additional off road parking to the front of the property. To the rear there is a well-maintained, South-facing garden, extending to 86 feet in depth with a wide paved patio, expanse of lawn and planted beds / borders with specimen trees including a beautiful magnolia.

Additional Information

Local Authority – Elmbridge

Council Tax – Band F

Viewings – By Appointment Only

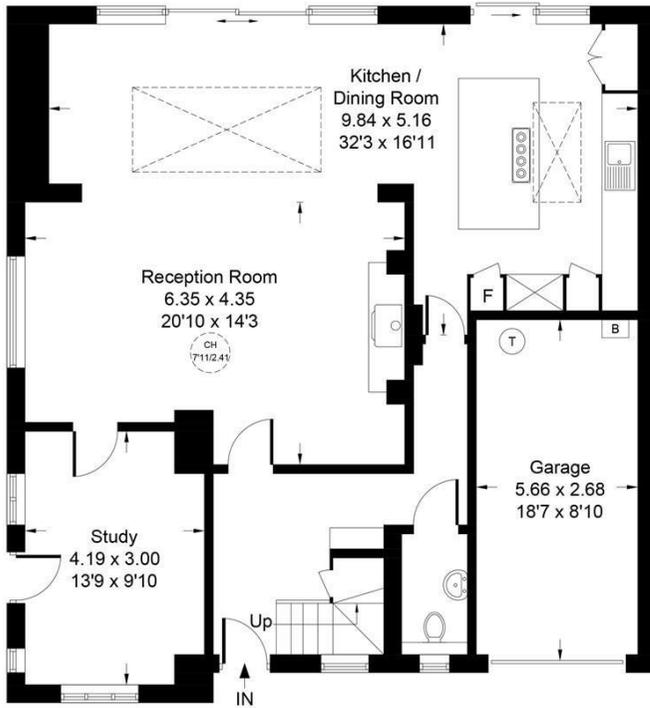
Floor Area – 1819.00 sq ft

Tenure – Freehold

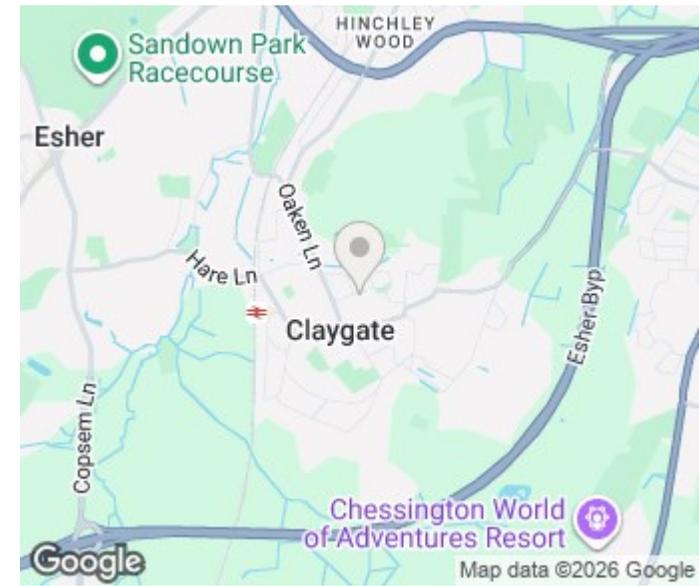
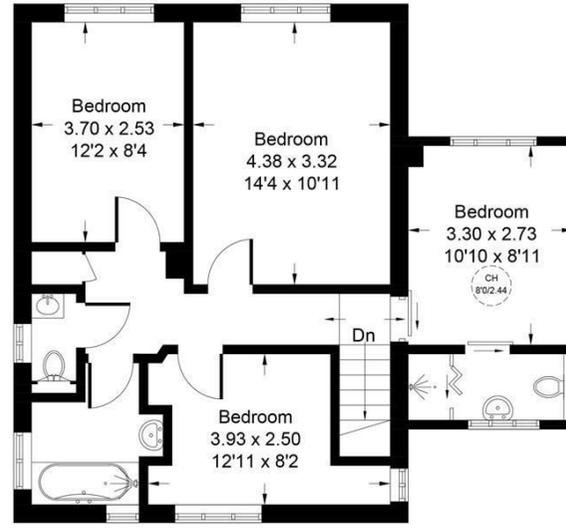


Oaken Drive, Claygate, KT10

Approximate Gross Internal Area = 169.0 sq m / 1819 sq ft



CH = Ceiling Height



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 71 | 77 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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

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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