

house.

THE PREMIUM ONLINE ESTATE AGENCY



h.

CLAYGATE LODGE

23 Claremont Road
Claygate
Esher KT10 0PL

Lying in a sought after location known for its outstanding school catchments, a substantial family home, with easy access to Central London and airports

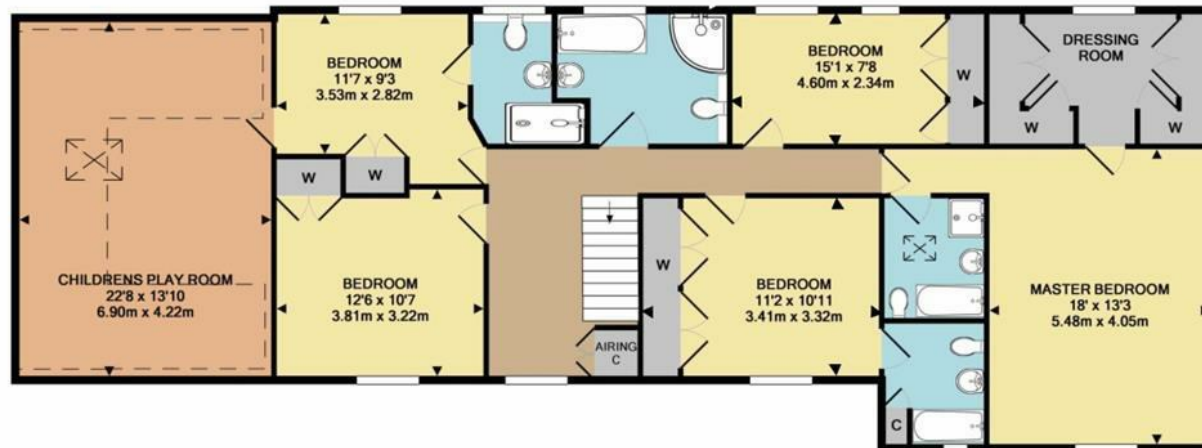
- Reception hall
- Drawing room and dining room
- 2 studies and playroom
- Kitchen / breakfast / family room
- Master suite with dressing room and bathroom
- 4 further bedrooms (2 en suite)
- Family bathroom
- Integral double garage and utility room
- Garden with 'man cave' (insulated, power and light)
- EPC: D



h.



GROUND FLOOR



1ST FLOOR



CLAREMONT ROAD, CLAYGATE, KT10
TOTAL APPROX. FLOOR AREA 3570 SQ.FT. (331.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2018

h.

HOUSE INFORMATION

Covering London Surrey and Sussex

Total gross internal area: 3,570 sq ft / 331.7 sq m.

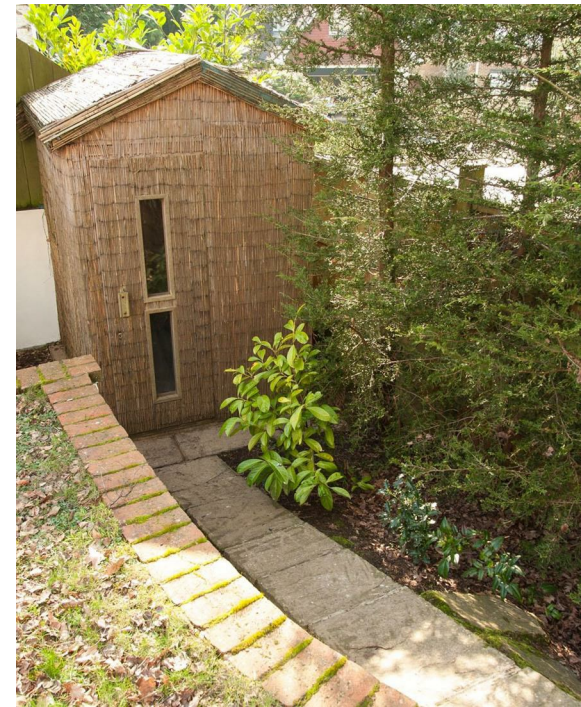
Services: All mains services. Gas-fired central heating.

Local authority: Elmbridge Borough Council.
Tel: 01372 474474.

Viewing: Strictly by appointment. Tel: 01932 283283.

Photographs taken 2017.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



t. 0800 917 0447 w. housepartnership.co.uk f in p o