

Beaconsfield Road, Claygate



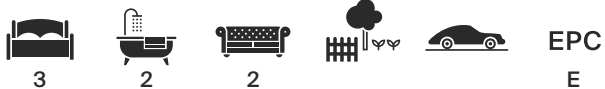


# Potential to extend and modernise (STPP)

A 1930's detached home located in one of Claygate's most sought after residential roads.

The property has a south-facing garden and is perfectly located just over half a mile from Claygate village and station as is Claygate Primary.

Claygate High Street offers an excellent mix of village shops including a florist, baker, butcher and fishmonger. The High Street also has the train station, which provides direct trains to London Waterloo. The A3 (approx. 2.5 miles) is conveniently located providing access to London, the M25, Heathrow and Gatwick Airports.



**Tenure:** Freehold

**Local authority:** Elmbridge Borough Council

**Council tax band:** G







## Local Area

Esher is conveniently located which has a wider selection of shops and restaurants including a Waitrose. The towns of Kingston upon Thames and Guildford are nearby providing a wide selection of High Street names and department stores.

Schooling in the area is superb with Rowan, Millbourne Lodge, Shrewsbury House and Claremont Fan Court School nearby, the ACS Cobham International School, Surbiton High, Danes Hill in Oxshott and Reeds in Cobham also offering an excellent choice of schools as well as Claygate Primary school in Foley Road.



Claygate High Street

& Station - 0.6 miles

Esher Town Centre - 2 miles

Esher Train Station - 2.5 miles

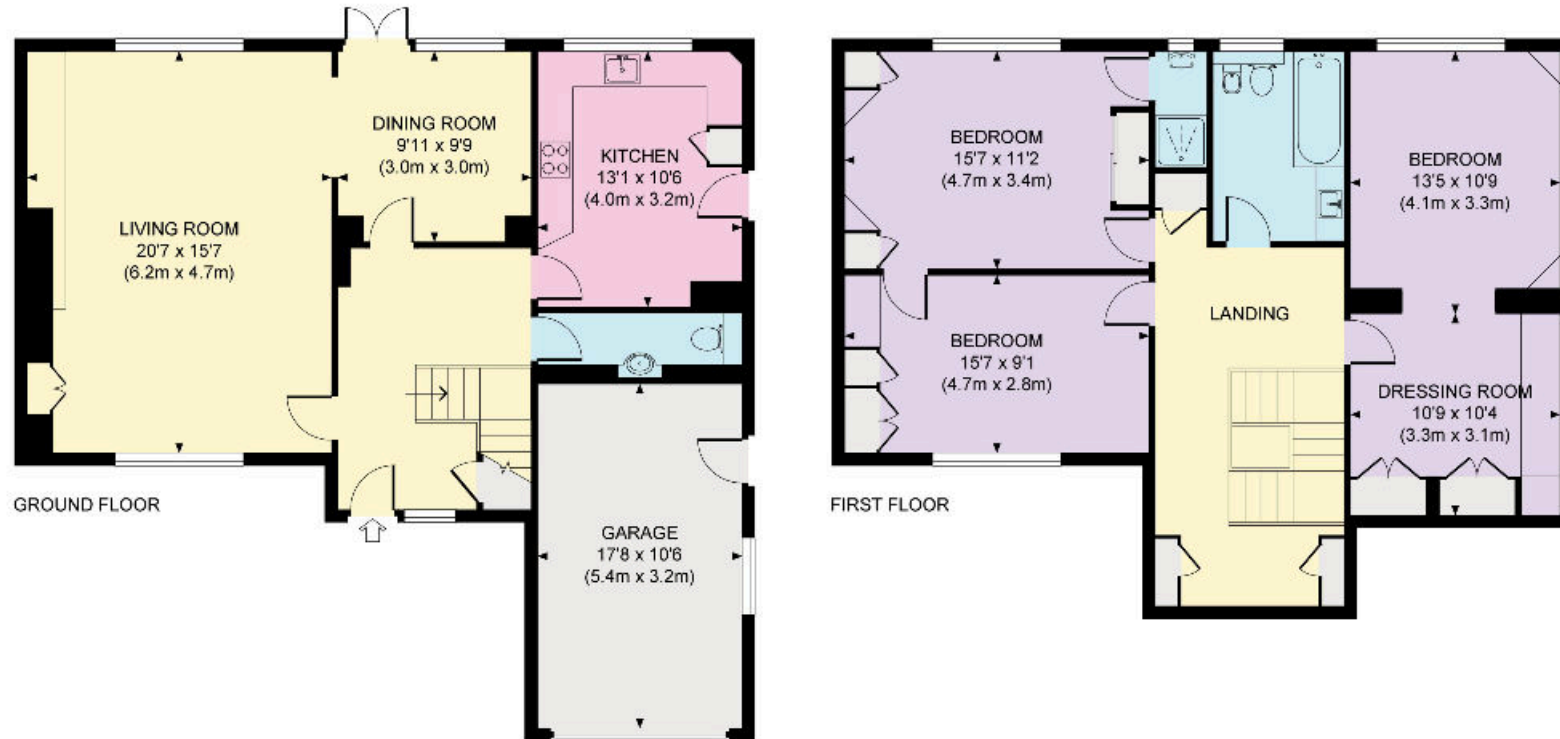








Approximate Gross Internal Area  
1780 sq ft / 165.4 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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