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## 8 VALE ROAD, CLAYGATE, SURREY KT10 0NJ

A delightful period property superbly presented and set in a popular residential road within easy reach of Claygate village centre. Sympathetically extended and providing exemplary open plan living space, with a traditional through lounge/dining room leading into the fabulous kitchen, this then opens out into a bright sunroom sitting area, with an abundance of natural light. There are two double bedrooms on the first floor and an en-suite bathroom to the main bedroom. The attic has been partly converted to create a useful loft storeroom and there is an additional shower room on the ground floor. The garden has been tastefully landscaped to provide a tranquil outside space with a timber summer house at the far end.

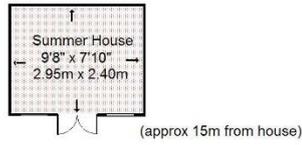


**PRICE GUIDE £715,000 FREEHOLD** Council Tax: Band E EPC: Band D

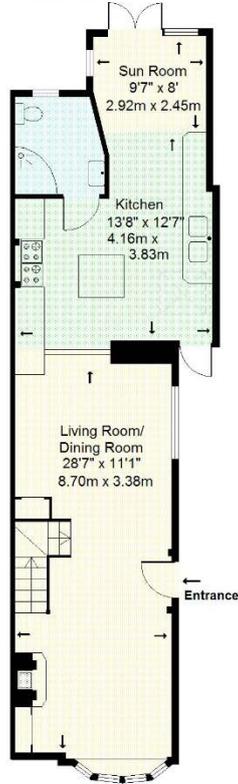
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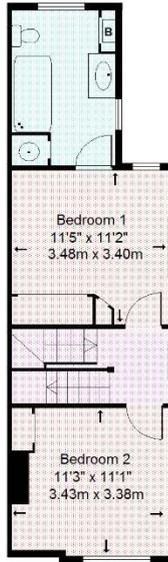
8 Vale Road, Claygate, Surrey. KT10 0NJ  
 Approximate Gross Internal Floor Area: 132m sq (1,420sq ft)



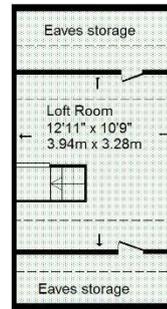
Ground Floor



First Floor



Second Floor



Not to scale

This plan is for illustrative purposes only and is not drawn to scale unless stated. Whilst every care has been taken to ensure the accuracy of this plan, dimensions and compass bearings should be checked before making any decisions reliant upon them. Dimensions shown are to the nearest 3" and are to where indicated by arrow heads. Appliances and utilities eg. baths, cookers etc are visual only, style and shape may differ.

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