



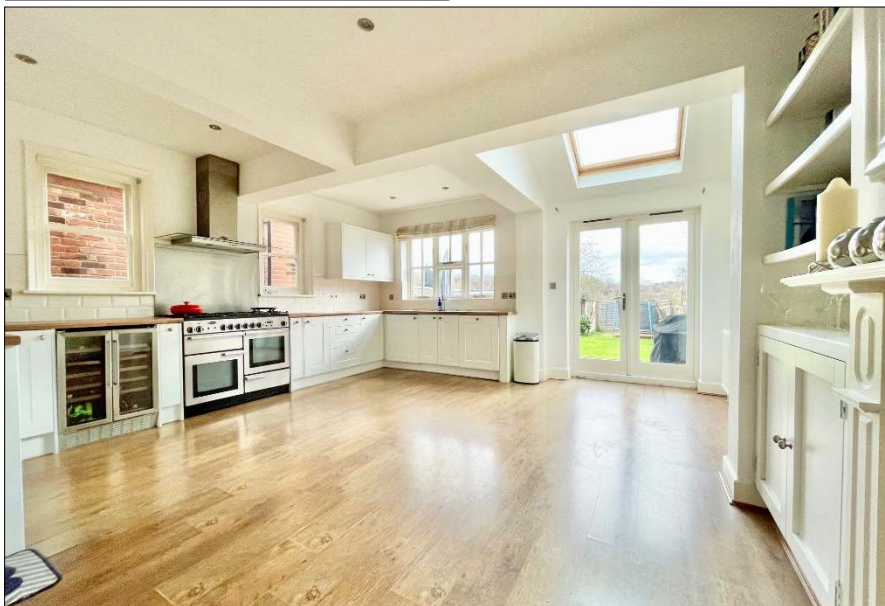
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## 47 VALE ROAD, CLAYGATE, SURREY KT10 0NL

A delightful three-bedroom Edwardian home set in a peaceful semi-rural position with a lovely open aspect to the rear over allotments and fields beyond. The house benefits from a substantial open-plan kitchen dining room as well as a separate living room with open fireplace and bay window. There are three good bedrooms on the first floor with a modern bathroom as well as a ground floor cloakroom. Outside the house offers off road parking to the front and a southerly facing lawned rear garden with a raised sundeck. There is scope to convert the loft if further accommodation is required (STPP).



**OIEO £810,000 FREEHOLD** Council Tax: Band E EPC: Band D

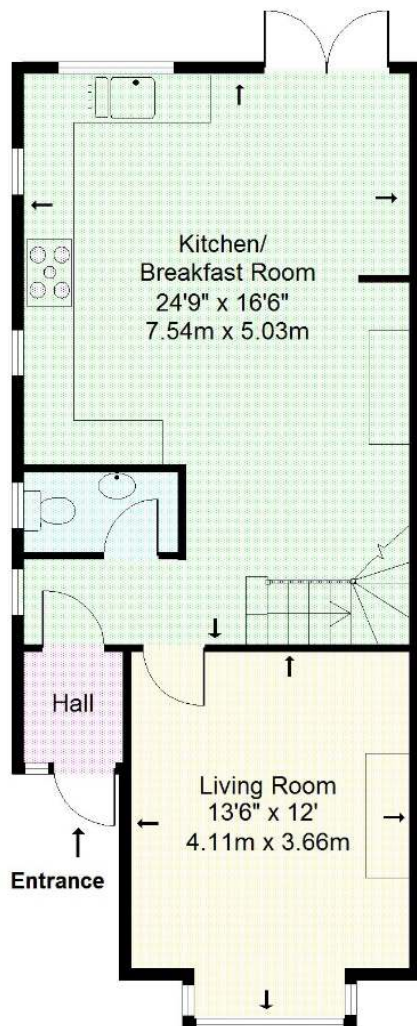
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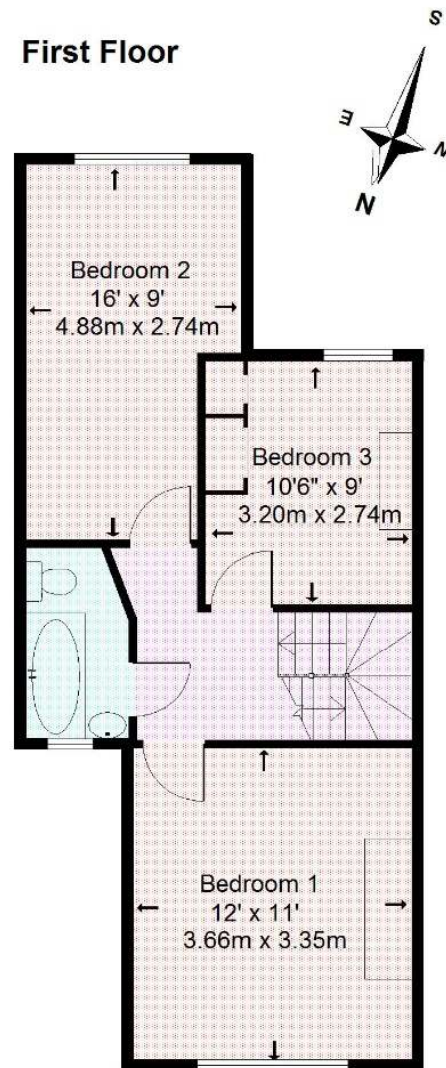


**47 Vale Road, Claygate, Surrey. KT10 0NL**  
**Approximate Gross Internal Floor Area: 95m sq (1,029sq ft)**

**Ground Floor**



**First 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 visuals only, style and shape may differ.

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