



3 Trystings Close
Claygate | KT10 0TF



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Claygate Station and Shops – 1 Mile
Esher High Street – 2 Miles
Central London – 17 Miles
(Distances are approximate)

A four-bedroom detached chalet bungalow set in a quiet cul-de-sac in an elevated position on the east side of the village.

Entrance Hall | Double Aspect Living Room/Dining Room | Kitchen | Two Ground Floor Bedrooms | Ground Floor Shower Room | Two First Floor Bedrooms | First Floor Shower Room | Conservatory | Integral Garage | Beautiful Rear Garden

Guide Price: £949,950

Freehold

Council Tax: Band G EPC: Band D



INFORMATION

A remarkably spacious detached chalet bungalow with a fabulous west facing rear garden. Located in a sought-after position in a cul-de-sac off Stevens Lane.

The accommodation is bright and spacious and briefly comprises: a large L-shaped lounge/dining room with double French doors to the garden, kitchen, two large ground floor bedrooms and a downstairs shower room. On the first floor there are two good bedrooms converted from the original loft space and a further shower room.

The west facing rear garden is a delightful feature of this property being very well maintained and beautifully presented, laid to lawn with a substantial paved terrace.

There is an integral single garage and driveway with parking to the front of the property. To the back of the house, and connected to the garage, is a double-glazed conservatory.

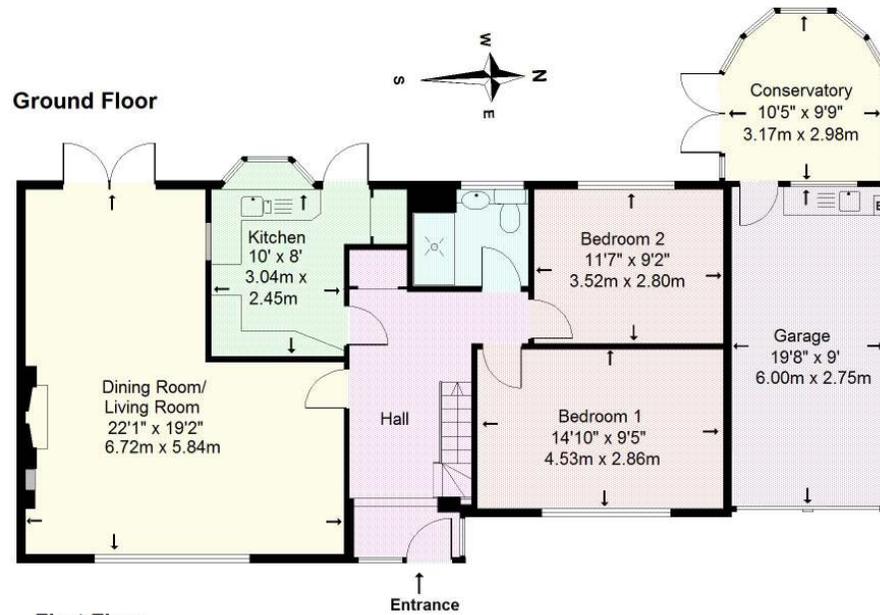
This property could be further developed, modernised, and extended if so desired (subject to necessary consents), to create a large family home, or is ideally suited as is to anyone downsizing from a bigger house.



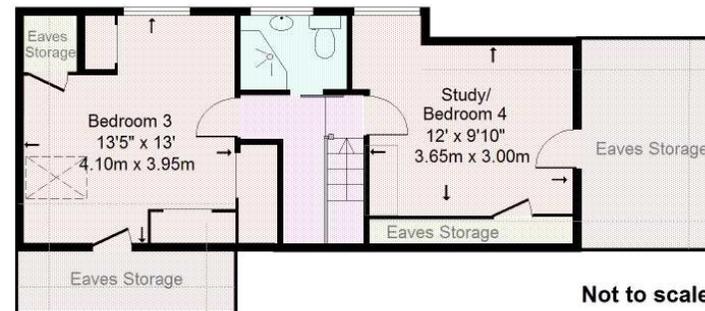
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3 Trystings Close, Claygate, Surrey. KT10 0TF
Approximate Gross Internal Floor Area: 146m sq (1,575sq ft) not including Eaves Storage



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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nted by Ravensworth 01670 713330