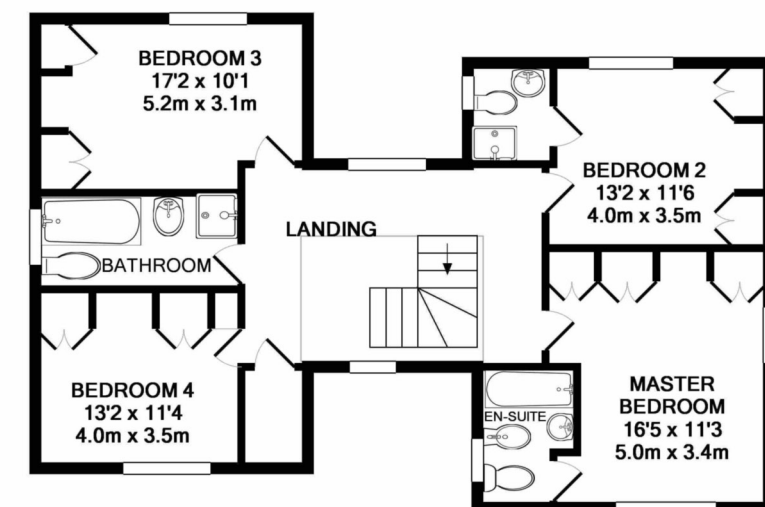


GROUND FLOOR



1ST FLOOR

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.  
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AGENTS NOTE:

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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Stevens Lane, CLAYGATE, Esher, Surrey  
Offers in Excess of £1,300,000 Freehold







Stevens Lane, CLAYGATE, Esher, Surrey

## Offers in Excess of £1,300,000 Freehold

Extensive double fronted modern family home - Choices Select are pleased to present to the market this outstanding four double bedroom detached house set in the quaint village of Claygate. Within close proximity you have transport links including Claygate train station, local shops, schools and for those who enjoy keeping fit you have Claygate Common, Surbiton Golf Course and there's plenty of natural countryside with public bridleways and footpaths. The spacious and immaculately presented accommodation comprises to the ground floor: Entrance hall, study, cloakroom, enchanting inner lobby allowing access to a spacious lounge, fully fitted modern kitchen/breakfast room, elegant dining room and a utility room which can also be accessed from outside. After climbing the staircase you arrive on the galleried landing which leads to the master bedroom with an en-suite bathroom, there is an additional en-suite shower room to bedroom two which leaves the remaining two bedrooms and modern bathroom on the first floor. Parking is not a problem as there is ample space to the front along with a detached garage and extensive gardens to the rear. In a development of just two houses which share the fenced off lake this family home boasts space but equally feels cosy and private. Once you arrive you will never want to leave! EPC Rating D.



Bedroom 2 13' 2" x 11' 6" (4.01m x 3.50m)  
Door to:

En-Suite

Bedroom 3 17' 2" x 10' 1" (5.23m x 3.07m)

Bedroom 4 13' 2" x 11' 4" (4.01m x 3.45m)

Bathroom

Front Garden

Block paved driveway providing an abundance of off street parking.

Extensive Rear Garden

Detached Garage 17' 7" x 17' 5" (5.36m x 5.30m)

Buyers Commission May Be Required\*

\*Full details available upon request.

Tenure

Freehold.



Entrance Hall

Access to:

Cloakroom

Study 12' 6" x 8' 6" (3.81m x 2.59m)

Inner Lobby

Stairs rising to the first floor. Doors to:

Lounge 19' 3" x 17' 2" (5.86m x 5.23m)

Dining Room 14' 1" x 13' 6" (4.29m x 4.11m)

Kitchen/Breakfast Room 17' 2" x 13' 9" (5.23m x 4.19m)

Access to:

Utility Room

Galleried First Floor Landing

Doors to:

Master Bedroom 16' 5" x 11' 3" (5.00m x 3.43m)

Door to:

En-Suite

