



30 Claremont Road, Surrey, RH1 2JT
Price Guide £750,000

Thomas & May are delighted to offer this one-off architecturally designed three double bedroom detached property located in a prominent position at the top of the cul-de-sac on a locally prestigious street. The property is in need of some renovation whilst retaining many original features including feature fireplaces, Crittal style windows and wooden flooring. Situated on a very large plot, the property benefits from a beautiful large South facing level and enclosed rear garden with potential for redevelopment, providing ample space for outdoor activities and relaxation and the front garden could easily be paved for further off street parking for several vehicles. The property is approximately 1.3 miles from Merstham Station and 1 mile from Redhill Station with excellent commuter services to London and is close to several schools including Royal Alexandra & Albert School, Lime Tree Primary School, St. Bede's School and East Surrey College. Perfect for the buyer looking to put their own stamp on a property and create a unique and individual residence of elegance and class, it is a lifestyle waiting to be created with the added benefit of no onward chain. **VIEWING HIGHLY RECOMMENDED.**

An opportunity to reconfigure the property, with an example of expired approved planning as a guide.

Expired Planning 13/01741/HHOLD | Loft conversion/extension, single storey side extension under 'catslide' roof, single storey front extension and conversion of internal garage to habitable room.

THE PROPERTY:

Approached via driveway with parking for one car and gated access to side of property with pathway leading to rear from both sides, single glazed panel front door leading to:

ENTRANCE PORCH

Tiled floor, single glazed windows, wooden door with leaded light window to side leading to:

ENTRANCE HALL

Stairs leading to first floor landing, understairs storage cupboard, picture rail, double panel radiator, telephone point.

KITCHEN 10'2 x 10'2 (3.10m x 3.10m)

Double aspect single-glazed leaded light windows to front and side, side aspect door with obscure single-glazed glass panels, a range of wall mounted and base level units incorporating rolltop worksurface, one and a half bowl inset sink with mixer tap and drainer, further rolltop worksurface incorporating gas hob with extractor above, electric oven, recessed area for free standing fridge/freezer, space and plumbing for washing machine, wall mounted heating thermostat, serving hatch to dining room, power points.

SITTING ROOM 14'11 x 14'5 (4.55m x 4.39m)

Picture rail, beamed ceiling, radiators, original feature fireplace with decorative surround, wood flooring, leaded light bay window with French doors opening to rear garden, TV aerial point, power points.

DINING ROOM 13'0 x 11'11 (3.96m x 3.63m)

Picture rail, rear aspect leaded light window, double panel radiator, original feature fireplace with decorative surround, chimney recess with shelving, power points.

STAIRS LEADING TO FIRST FLOOR LANDING

Access to loft via hatch, front aspect leaded light window, door to:

MAIN BEDROOM 14'11 x 11'11 (4.55m x 3.63m)

Rear aspect leaded light window overlooking rear garden, double panel radiator, wood flooring, power points.

BEDROOM 2 13'0 x 11'11 (3.96m x 3.63m)

Rear aspect leaded light window overlooking rear garden, double panel radiator, power points.

BEDROOM 3 10'2 x 10'2 (3.10m x 3.10m)

Front aspect leaded light window, single panel radiator, power points.

BATHROOM

Comprising panel enclosed bath with shower, wash hand basin, part tiled walls, cupboard housing hot water cylinder with slatted shelving above, wood flooring, double panel radiator, heated towel rail.

SEPARATE WC

Side aspect obscure leaded light window, low level WC, wood flooring.

OUTSIDE

Door from Kitchen to side of property with covered entrance, access to two secure storage areas (one housing boiler), gated access to front, flower border along side path leading to rear garden

FRONT GARDEN

Mainly laid to lawn with flower and shrub borders, hedging and close board fencing, outside lighting, censor lighting, doors to garage.

REAR GARDEN

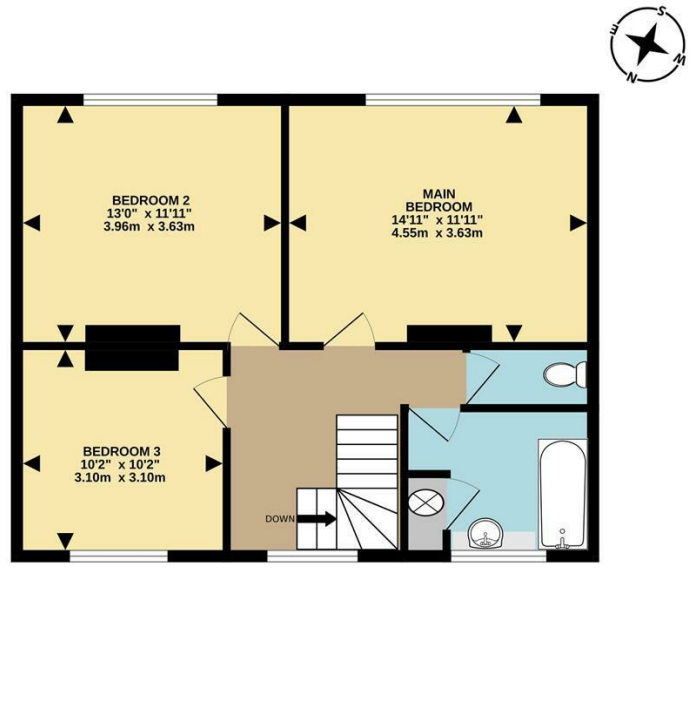
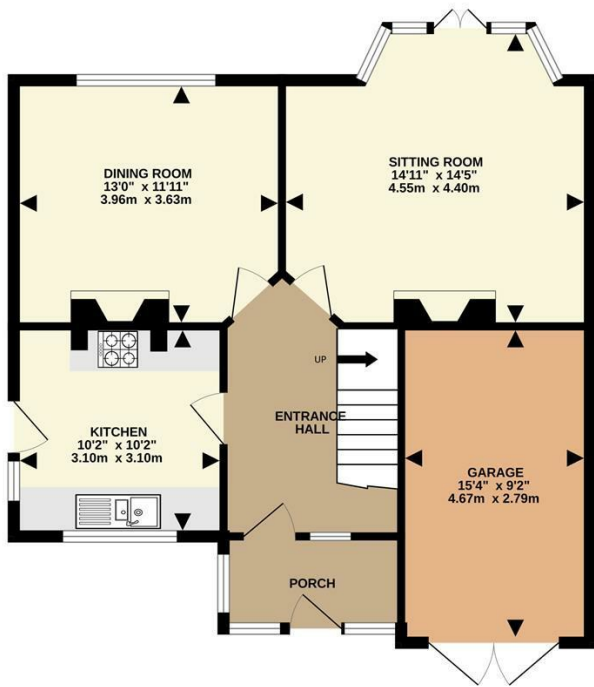
Mainly laid to lawn, level plot surrounded by mature shrubs and flower borders, mature plants, screened by hedging and closed board fencing, outside power point, wall mounted security lighting,

GARAGE 15'4 x 9'2 (4.67m x 2.79m)

Strip lighting, wall mounted gas and electric meters,

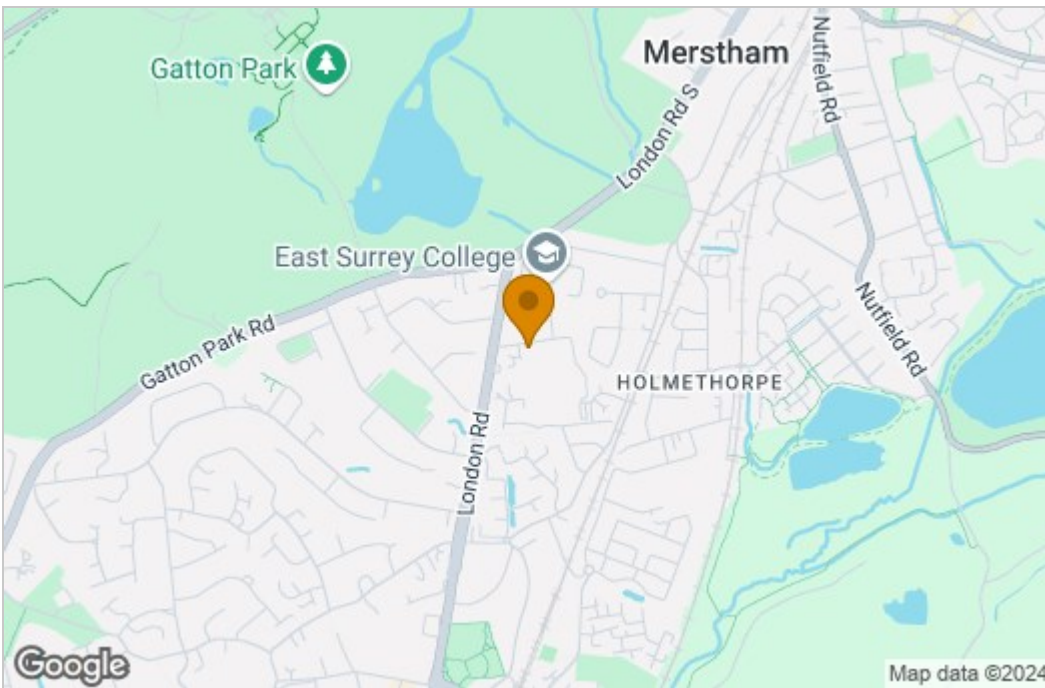
COUNCIL TAX BAND F

Floor Plan



TOTAL FLOOR AREA: 1312 sq.ft. (121.9 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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