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## Telegraph Lane, Claygate, Esher, KT10 0DT

Guide Price £699,950

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- Three Bedroom Family Home • Semi-Detached
- Interconnecting Reception Room
- Backing onto fields
- Access to Countryside Walks
- No Forward Chain
- 80 Ft Mature West facing Garden
- Requires Updating
- Conveniently located for Station
- Shared Drive & Garage



A family home on a quiet road leading to countryside walks in Claygate. With no onward chain the property does require updating & has potential subject to planning to extend into the loft as well as the rear. Currently occupying a sought after plot with views over fields to the rear and ideally located for access to local walks and bridal paths. The property has a cloakroom on the ground floor and benefits from a shared drive and garage with a mature West facing garden.

Claygate village centre with its local shops, cafes, restaurants and pubs is within approximately 0.7 of a mile as is Claygate BR station that connects to London Waterloo (38 mins). Claygate is conveniently located for the A3 which connects to the South Coast, London and the M25, it is also close to Esher and Sandown Park as well as Kingston, the river Thames and Royal Parks. The area is popular with families and professionals and benefits from a number of leisure facilities, sports clubs and parks.



