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## 21a Tower Gardens, Claygate

Guide Price £1,650,000

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- Detached Family Home
- Secluded Cul-de-sac & Private Road
- Kitchen/breakfast/family room
- Study/playroom
- South Facing Garden
- Five Bedrooms/Four Bathrooms
- Spacious Living room
- Separate Dining room
- Double Garage and off street parking
- No forward Chain



Set on a wonderful plot within the highly sought after private cul-de-sac in the grounds of Ruxley Tower is this immaculately presented detached family home that offers bright, spacious and flexible accommodation. Set over three floors and maintained to the highest of standards this exclusive family home is being sold with no onward chain.

The village of Claygate offers great transport links, access to many countryside walks and a beautiful village high street as well as local public houses and restaurants making it popular with commuters, young professionals and families. The river Thames, Royal Parks, Hampton Court Palace, Esher and Sandown Park, Kingston with its popular shopping centre and numerous sports and leisure facilities and clubs are all easily accessible.

Access to the A3 which connects to London, the South Coast and the M25 is within approximately 1.5 miles.





TOTAL FLOOR AREA: 3085 sq ft (286.6 sq m) approx.  
While every effort has been made to ensure the accuracy of the figures contained here, measurement 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		