



3 WESTBURY AVENUE

CLAYGATE, KT10 0DN

£1,650,000
FREEHOLD

Built in 2005, an attractive double fronted detached home offering four bedrooms, three bathrooms, two reception rooms and a large open plan kitchen / diner. This beautifully presented home is conveniently and centrally located for the village shops and all transport links.


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3 WESTBURY AVENUE



This beautifully presented home offers spacious, contemporary living across three floors on a quiet residential road just 0.3 of a mile from local shops, cafes and train services to London Waterloo.

The accommodation on the ground floor comprises an entrance hall, two generous bay fronted reception rooms and a large open plan living/kitchen/dining area. The living area has a gas 'coal effect' fireplace as a central focus point and the stylish and modern kitchen comes with fitted appliances plus an island. This spacious accommodation is perfectly suited to today's family lifestyles and enjoys bi fold doors across the back of the house with views onto the rear garden. There is a utility room accessed from the kitchen and also a downstairs cloakroom.

On the first floor there is a large principal bedroom suite with dressing area (originally two bedrooms and could easily be so again) and en suite bathroom, two further bedrooms (one with full en suite bathroom) and a modern family bathroom.

On the second floor there is a further substantial bedroom suite, which offers the clear potential to add a further bathroom if required.

Outside the property provides off street parking to the front and a mature rear garden measuring 93

feet x 38 feet.

Additional Information

Local Authority – Elmbridge

Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 2939.00 sq ft

Tenure – Freehold

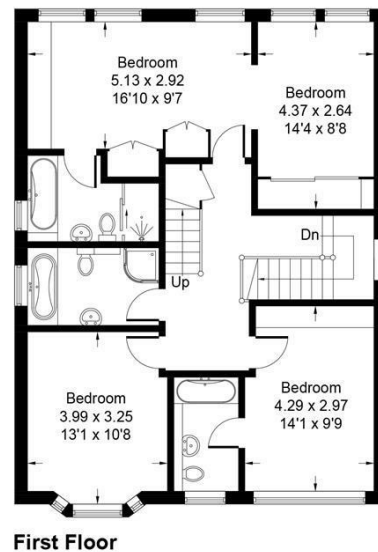
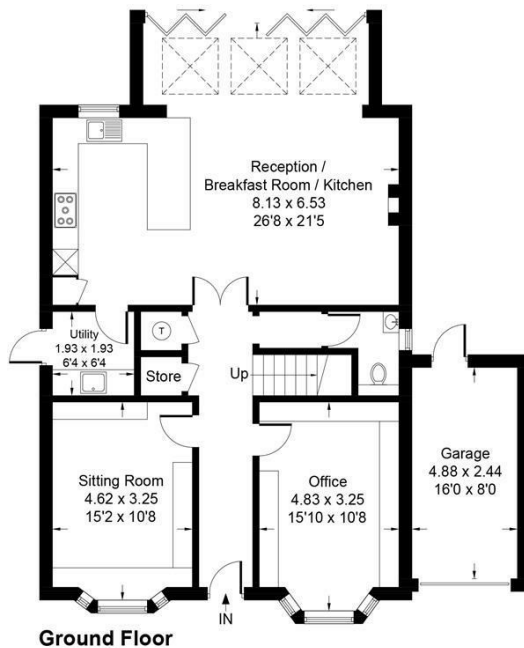


Westbury Avenue, Claygate, KT10

Approximate Gross Internal Area = 260.7 sq m / 2806 sq ft

Garage = 12.3 sq m / 133 sq ft

Total = 273.0 sq m / 2939 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Burton Matthews Estate Agents by DRAW EASY PLANS LIMITED



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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