



## 88 HARE LANE

CLAYGATE, KT10 0QU

£1,145,000  
FREEHOLD

A substantial, five bedroom Edwardian home located just moments from the village centre, amenities and train station.

**BURTON  
MATTHEWS**

## 88 HARE LANE



An attractive, halls-adjointing Edwardian home situated in an ultra-convenient location just moments on foot from the village centre, shops and station for services into London Waterloo. This substantial period property is ready to move into with a chain-free transaction and has recently been the subject of redecoration and new carpets. The layout is both contemporary and versatile and on the ground floor there is a spacious entrance hall, traditional front reception room, an expansive kitchen / breakfast / family room with bifolds to the garden, a utility room and cloakroom / WC. The first and second floors offer the choice of five individual bedrooms with a family bathroom and top floor en suite bathroom completing the picture. Externally, there is off road parking to the front and pedestrian side access through to a low maintenance rear garden with an area of decking and the remainder laid with artificial grass.

### Additional Information

**Local Authority –**

**Council Tax –** Band G

**Viewings –** By Appointment Only

**Floor Area –** 1759.00 sq ft

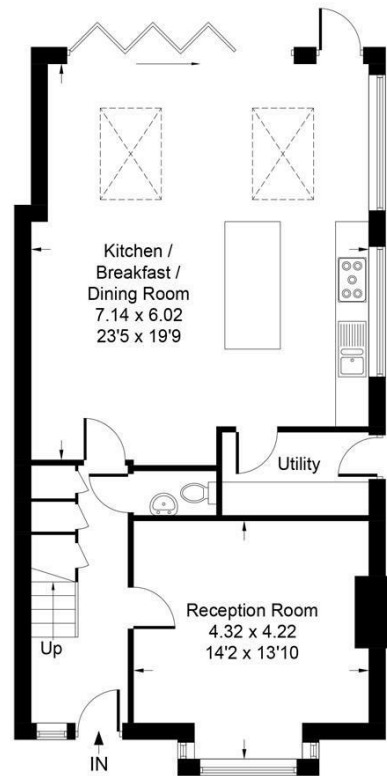
**Tenure –** Freehold



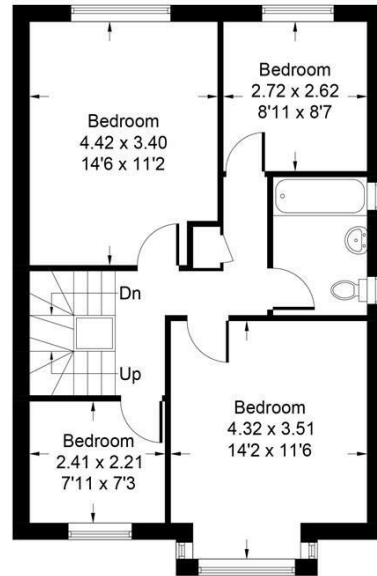


## 88 Hare Lane, Claygate, KT10

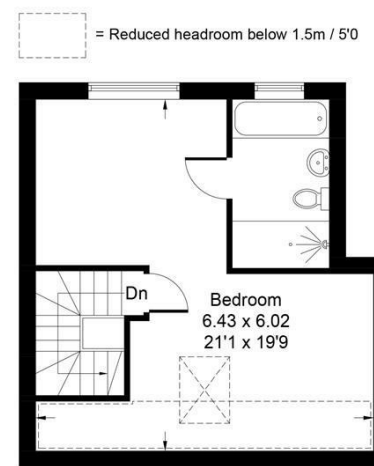
Approximate Gross Internal Area  
163.4 sq m / 1759 sq ft



Ground Floor

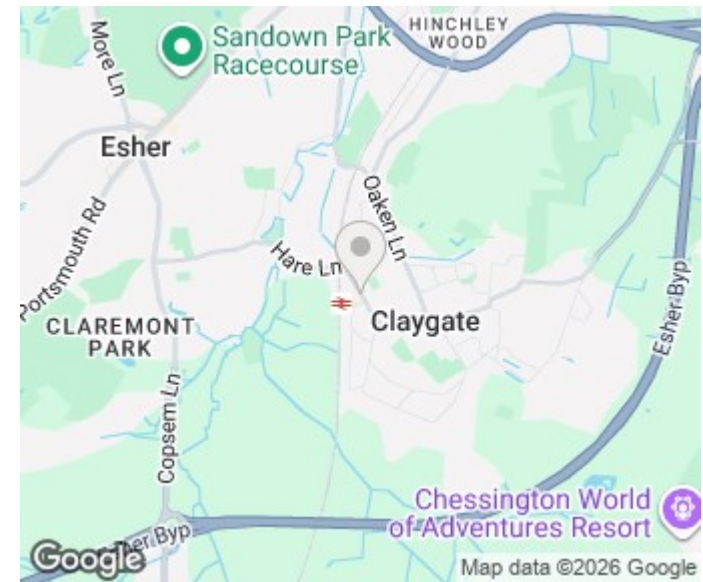


First Floor



Second Floor

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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