



FOLEY ROAD

Claygate, Esher, Surrey, KT10



A STYLISH MODERN HOME

A stylish modern home with an abundance of natural light with a south-facing garden located in one of Claygate's most popular residential roads.



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EPC

C

Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold



A HIGH SPECIFICATION THROUGHOUT

- Double height entrance hall featuring a bespoke blackened steel staircase
- 3 metre ceiling downstairs and open gable ceiling upstairs
- Bespoke open plan kitchen/ dining opening out to an outdoor kitchen, BBQ, Pizza Oven and TV
- Statuary Italian Marble island bench and breakfast bar
- Polished concrete floor on ground floor and Black Oak timber upstairs
- Underfloor heating on both floors
- Mechanical ventilation heat recovery and air source heat pump
- Built in bespoke joinery in every room
- Sonos sound system along with Smart home electrics and TV system
- Carrara marble in the bathrooms.
- Resin driveway with electric gate











IN AN EXCELLENT LOCATION

Claygate High Street offers an excellent mix of village shops including a florist, baker, butcher, and fishmonger. The high street also has a train station, which provides direct trains to London Waterloo. The larger town of Esher is also conveniently located which has a wider selection of shops and restaurants including a Waitrose. The towns of Kingston upon Thames and Guildford are nearby providing a wide selection of High Street names and department stores. Schooling in the area is superb with Rowan, Milbourne Lodge, Shrewsbury House and Claremont Fan Court School nearby, the ACS Cobham International School, Danes Hill in Oxshott, and Reeds in Cobham also offering an excellent choice of schools. The A3 is conveniently located providing access to London, the M25, Heathrow, and Gatwick Airports.



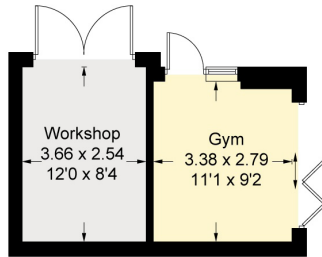


Foley Road, KT10

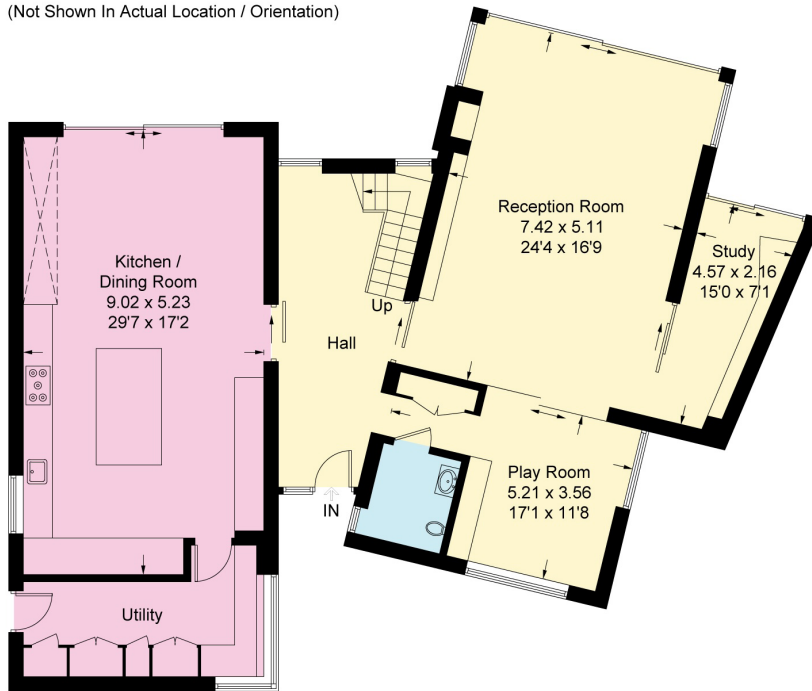
Approximate Gross Internal Area = 259.7 sq m / 2796 sq ft
(Excluding Void)

Gym / Workshop = 20.5 sq m / 221 sq ft

Total = 280.2 sq m / 3017 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Approximate Gross Internal Area = 280.2 sq m / 3017 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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