



RUXLEY RIDGE, CLAYGATE KT10
£4,500 PER MONTH AVAILABLE 15/07/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Ruxley Ridge, Claygate KT10

£4,500 Per Month
Unfurnished

 **5 Bedrooms**
 **4 Bathrooms**
 **3 Receptions**

Features

- Five double bedrooms, - Four bathrooms,
- Three reception rooms, - Conservatory, -
Private garden, - 3,200 Square Feet, -
Driveway and double garage, - Council tax
band G, - EPC C

Council Tax

Council Tax Band G

Hamptons

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{ FAMILY HOME

The Property

This substantial family home has many notable features which include, to the ground floor, a large reception room with room and doors leading onto the conservatory with bi-fold doors onto the private garden. In addition there is a separate dining room, a large kitchen/breakfast room, study, utility room and downstairs cloakroom. To the first floor is the principle bedroom which comes with an en-suite bathroom, the second bedroom also comes with an en-suite bathroom and there are three further double bedrooms one of which has Jack and Jill access to the main bathroom.

Outside

To the front of the property is the driveway providing ample off street parking and leads to the double garage. To the rear is the private and landscaped garden backing onto fields.

Location

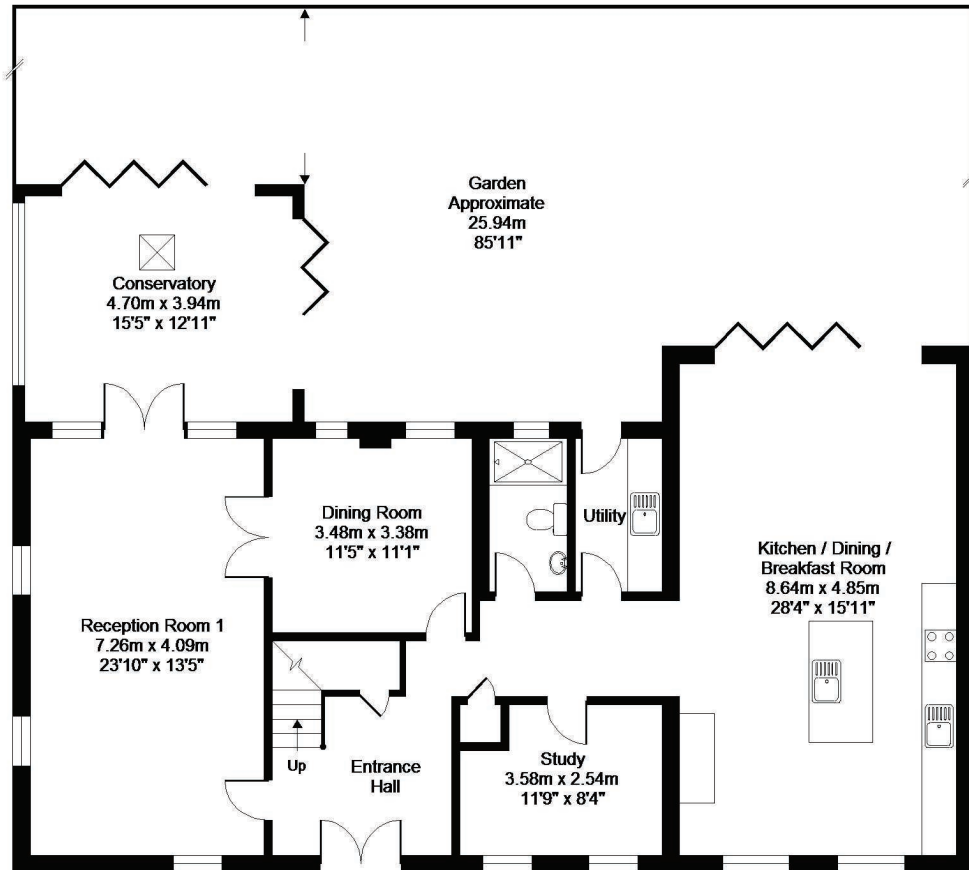
This highly desirable family home is within close proximity to the many shops, bars and restaurants in Esher High Street and also Esher station providing fast train links to London Waterloo. The property is perfectly situated for the many sports and leisure activities available in the area, including Sandown Park. Nearby schools include Claremont Fan Court School, Cranmere Primary, Esher Church of England School and Esher High School.

Additional Information

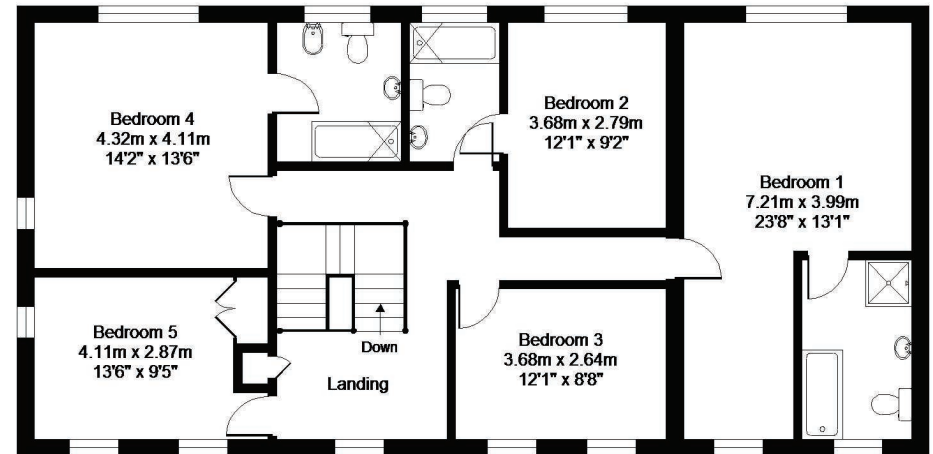
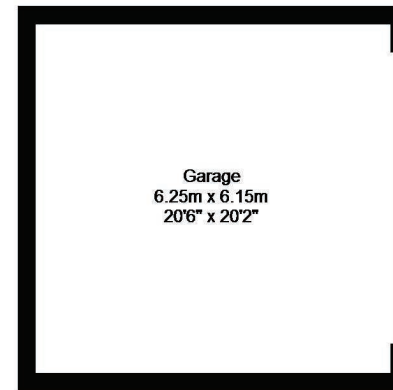
Claremont Fan Court School 1.8 miles Reeds School

2.3 miles Cranmere Primary 3.1 miles Esher Church
of England School 1.4 miles





GROUND FLOOR



FIRST FLOOR

Ruxley Ridge, Claygate, Esher, KT10

APPROX. GROSS INTERNAL FLOOR AREA 3200 SQ FT 297.2 SQ METRES (INCLUDES DETACHED GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

