



22 Common Road, Claygate

**DAVIES**  
PROPERTY PARTNERS



## 22 Common Road

Claygate, Esher

A brilliant two bedroom character cottage dating from the nineteenth century on a sought after road within walking distance of local shops and train station.

This delightful and charming property has been refurbished, extended and maintained with some original features still remaining such as wooden doors and floors. Downstairs at the back of the property there is a modern kitchen/diner with tiled flooring and French doors that lead out to a pretty rear garden, to the front a good sized living room that really shows of the character and age of the property with wooden beams lining the ceiling and a well cared for original floor. The bathroom is a downstairs with a modern shower over bath arrangement.

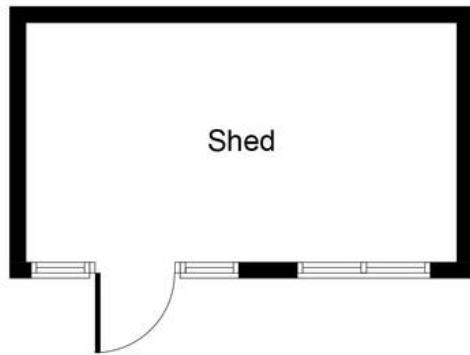
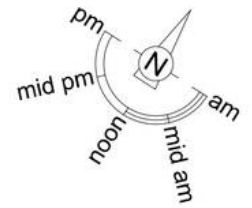
Upstairs there are two bedrooms, the principal to the front is a good sized double with built in wardrobes with the second being a great size for a child or spare bedroom / office space.

The property also benefits from off street parking for at least a couple of cars, a rear garden complete with a good sized shed at the bottom for garden storage.

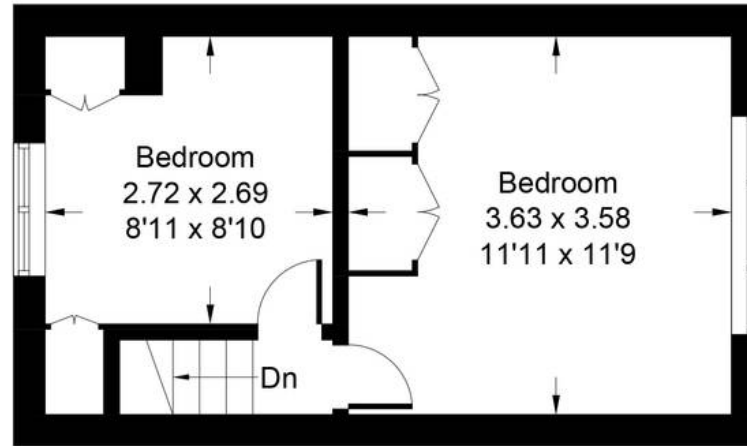


# Common Road, Claygate, Esher, KT10

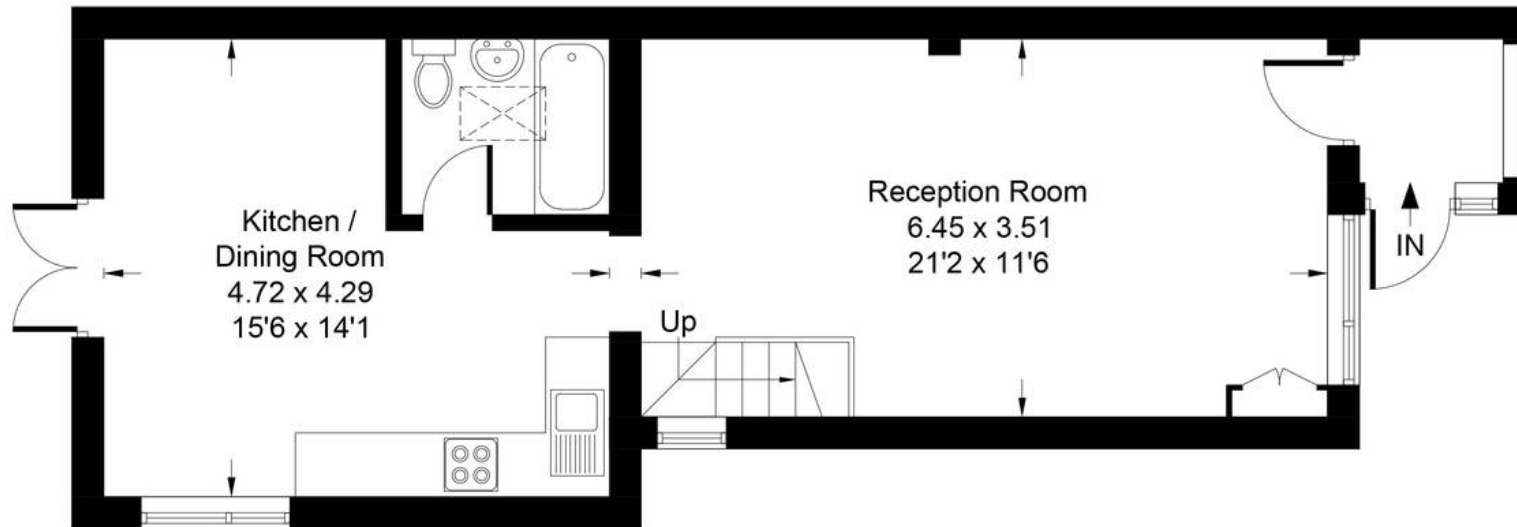
Approximate Gross Internal Area = 69.8 sq m / 751 sq ft  
(Excluding Shed)



(Not Shown In Actual  
Location / Orientation)



**First Floor**



**Ground Floor**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).  
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