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### 30 ALBANY CRESCENT CLAYGATE SURREY KT10 0PF

A superb opportunity to purchase this delightful two-bedroom ground floor maisonette literally within minutes walking distance to the centre of Claygate shops and mainline station. With scope for further improvements the property briefly comprises entrance hallway, Bright living room with feature central fireplace, two bedrooms, kitchen and bathroom. To the front there is a pretty front garden & private driveway for parking one vehicle. Offered for sale with NO ONWARD CHAIN.



**PRICE GUIDE £379,950 LEASEHOLD** Council Tax: Band D EPC: Band D

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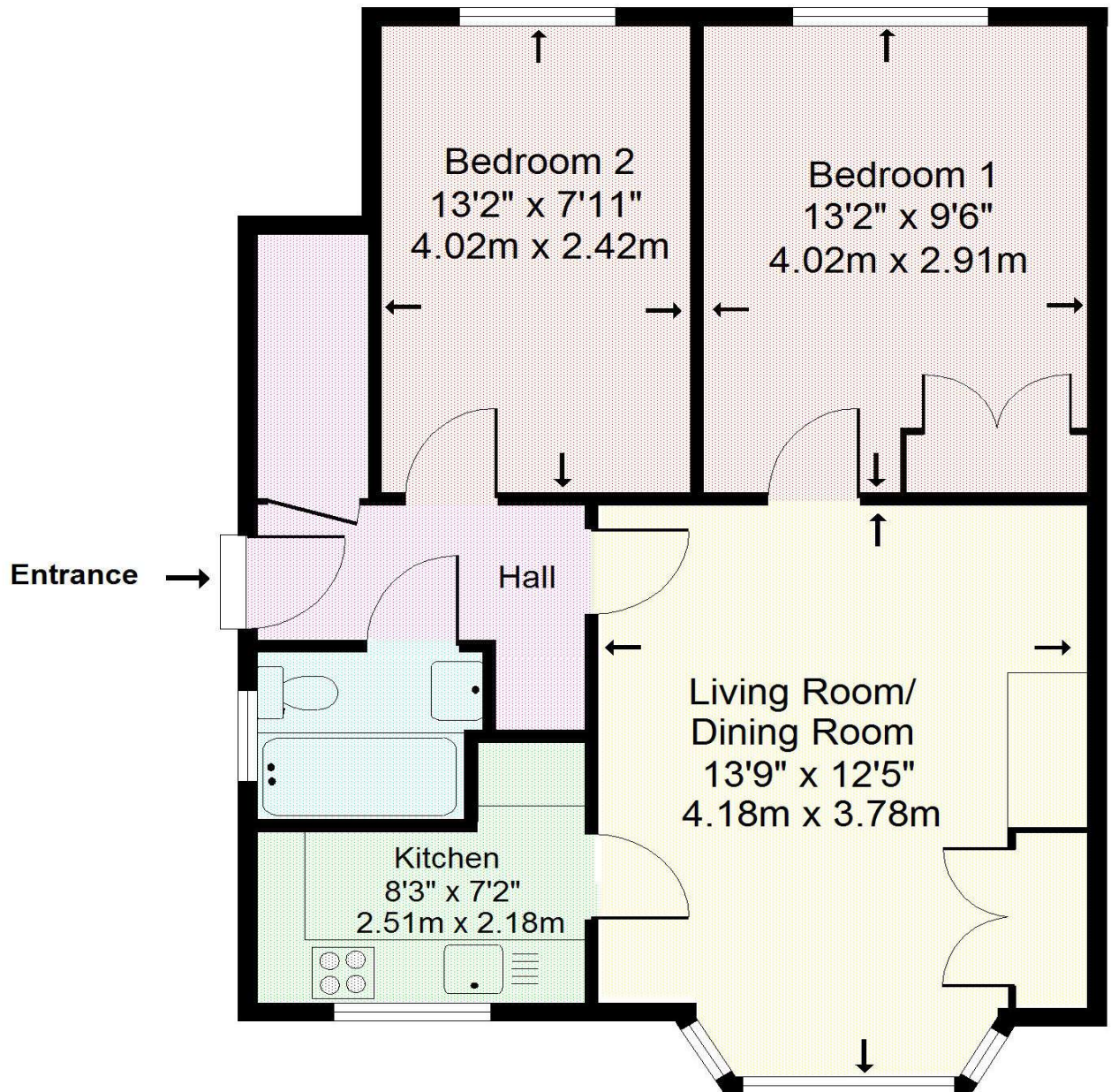




# 30 Albany Crescent, Claygate, Surrey. KT10 0PF

Approximate Gross Internal Floor Area: 49.9m sq (536sq ft)

## Ground Floor



**Not to scale**

This plan is for illustrative purposes only and is not drawn to scale unless stated. Whilst every care has been taken to ensure the accuracy of this plan, dimensions and compass bearings should be checked before making any decisions reliant upon them. Dimensions shown are to the nearest 3" and are to where indicated by arrow heads. Appliances and utilities eg. baths, cookers etc are visuals only, style and shape may differ.

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