



22 Meadow Road
Claygate | KT10 0RZ



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22 Meadow Road

Claygate | KT10 0RZ

Village Centre Parade and Station – 0.1 Mile

London Waterloo – Approx 35 Minutes

Central London by Road – 16 Miles

(Distances are approximate)

An elegant 1930s character five-bedroom residence – A rare opportunity to purchase.

Entrance Hall | Living Room with Fireplace |
Office/Family room | Open plan Kitchen/dining room |
utility room | 5 Bedrooms | Family Bathroom & two
further bathrooms | Accommodation over 3 Floors |
Large, beautiful rear garden | Summer house/Studio |
Off street parking via long paved driveway | Central
village location | Within easy walking distance to
Mainline station |

Guide Price: £1,395,000

Freehold

Council Tax Band: F EPC Band: D



INFORMATION

A stunning 1930s semi-detached five-bedroom home located in one of Claygate's most highly regarded centrally positioned tree lined roads.

The current owners have sympathetically extended and substantially improved the property since their ownership over the last 26 years.

Beautifully presented throughout retaining features of the era including coloured stained-glass windows to the front door and bay fronted windows as well as feature tiled fireplaces.

The accommodation is bright and spacious and is arranged over three floors.

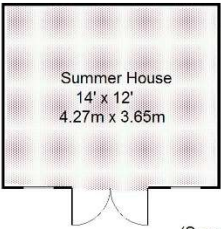
This is a fantastic opportunity to purchase a great home in excellent condition with stunning front and rear gardens with the benefit of a substantial custom-built summerhouse/ studio.

Properties in this location rarely become available book your private viewing now to see this wonderful home.



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GARDEN

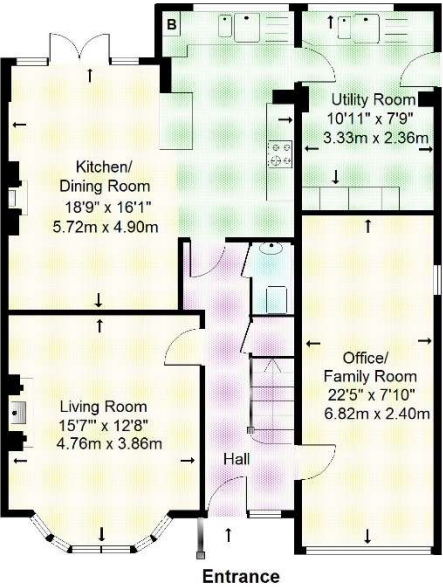


(Summer House approx 15 from house)

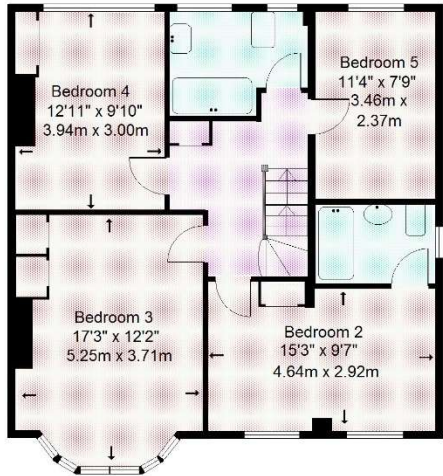
22 Meadow Road, Claygate, Surrey. KT10 0RZ
Approximate Gross Internal Floor Area:
House - 190m sq (2,045sq ft) (not including Eaves Storage)
Summer House - 16m sq (170sq ft)



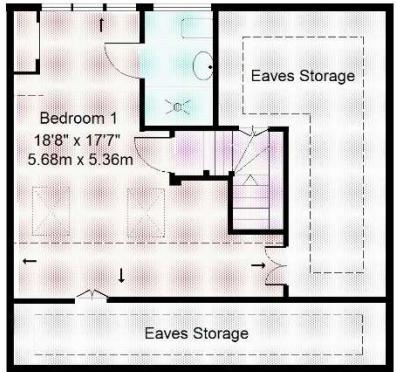
Ground Floor



First Floor



Second 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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