



21 Telegraph Lane, Claygate, Surrey, KT10 0DT
Guide Price: £725,000 Freehold



AN ATTRACTIVE SEMI-DETACHED FAMILY HOME IN A POPULAR VILLAGE, OFFERING
WONDERFULLY BRIGHT AND SPACIOUS ACCOMMODATION, AND OFF-ROAD PARKING

Reception hall - Sitting room - Family room - Superb kitchen/dining room - Cloakroom - 3 bedrooms - Family bathroom

Large south-west-facing rear garden - Ample off-road parking

Council Tax band: E

Blending beautiful character features with modern living, this delightful house offers bright and spacious accommodation, ideal for families, within a welcoming community. Stepping into the hall, which leads to a cloakroom, the sitting room and the family room benefit from wood flooring with attractive fireplaces.

Beyond is the fabulous kitchen/dining room with a tiled floor. A wonderfully bright room due to skylights and French doors to the garden that draws the outside in, there is ample storage space with a built-in oven, hob and extractor hood.

Upstairs, there are three bedrooms, two of which have a range of fitted wardrobes providing plenty of hanging space. The charming bathroom is part-tiled and has a white three-piece suite, including a shower over the bath.

Outside, at the front is a block-paved drive for off-road parking with a lawned area to the left and a side access that leads to the rear garden, which is mainly laid to lawn. There is an array of pretty mature shrubs and trees, offering seclusion, and two wooden sheds at the bottom of the garden.

The village centre is within easy reach and offers a good selection of local stores, gift shops and restaurants along Claygate's central parade. Claygate rail station is just a short walk, as is Telegraph Hill. Excellent schools and transport links are nearby, as is Esher town centre with a greater choice of shops, the cinema, restaurants, bars, pubs and cafes, Sandown Racecourse and parks.

Claygate

Claygate railway station with regular services to London Waterloo (approximately 30 minutes).

A3 within a short drive giving access to London, the M25 and motorway network, Heathrow and Gatwick airports.

Excellent choice of schools in Claygate and nearby Esher, Cobham, Oxshott and Weybridge.

Leisure amenities, including golf clubs, Sandown racecourse in Esher and several parks.

Two bustling shopping parades with local stores, gift shops and international cuisine restaurants.

High Street names and department stores in nearby Esher, Cobham, Guildford and Kingston-Upon-Thames

Central London : 17.5 miles • Esher : 1.5 miles • Thames Ditton : 2.5 miles • Kingston : 5.5 miles • Cobham : 6 miles
Oxshott : 3.5 miles • Gatwick : 27 miles • Heathrow : 13 miles (distances approximate)







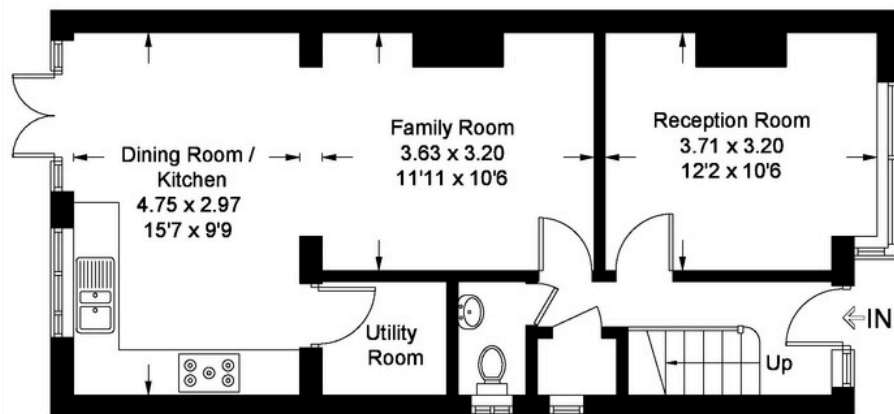


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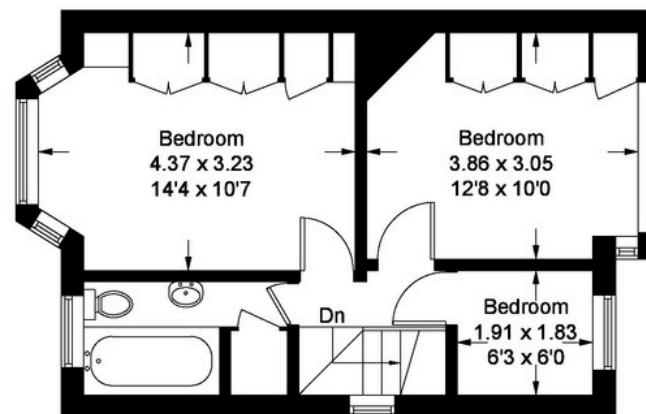
Approximate Gross Internal Area = 88.2 sq m / 949 sq ft



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Ground Floor



First Floor

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.
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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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