



**RAWLINSON
&WEBBER.**

Glebelands, Claygate, Esher
Asking Price £680,000 Freehold

Property Description

Rawlinson and Webber are thrilled to offer for sale this extensively renovated 3/4 bedroom detached home, situated in a quiet cul-de-sac location of Claygate with easy access and idyllic views of woodlands and private grounds. This beautiful home offers the ideal turn key opportunity for buyers looking for a home with a high-quality finish.

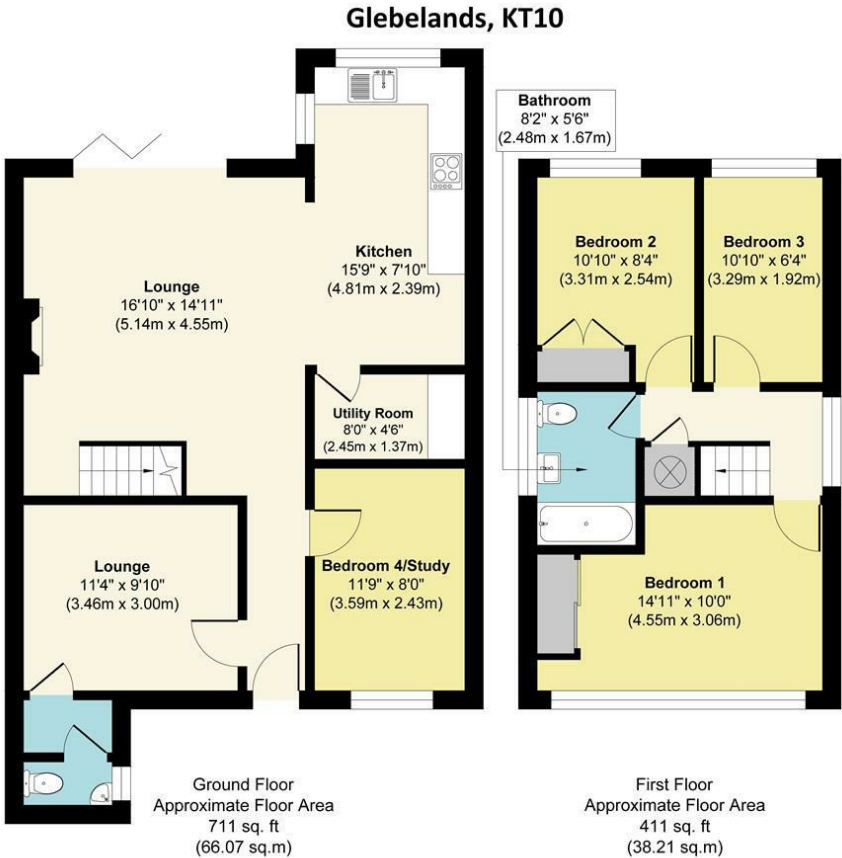
The property benefits from a redesigned frontage with a solid oak front door, off-street parking for two cars on a paved driveway and side pedestrian access. Entering into the property, is an entrance hallway with a cosy reception room on the left, offering a convenient W/C with a separate cloakroom. Adjacent to the reception room is a front-facing 4th double bedroom or study. Showcasing the home, is a large open-plan kitchen and lounge with bi-folding doors opening onto the rear garden. The recently fitted kitchen offers dark grey eye and base level units with quartz countertops. The ground-floor also benefits from a utility room just off the kitchen.

Upstairs, the property comprises 2 double bedrooms, an additional 3rd bedroom and a modern family white suite bathroom with floor to ceiling tiles. Externally the property offers a large rear garden; landscaped with a decking area and pergola, mature lawn, side plot and an additional outdoor sitting area.

Additional Benefits: Recently installed; boiler, radiators, flooring with a certified rewiring of the ground floor. The property also offers further scope to extend at the side and to the rear (STPP). Early viewing recommended.

Features

- DETACHED PROPERTY • RECENTLY RENOVATED • 3/4 BEDROOMS • 2 RECEPTION ROOM • MODERN KITCHEN • UTILITY ROOM • GROUND FLOOR W/C & CLOAKROOM • MODERN FAMILY BATHROOM • OFF-STREET PARKING • REAR GARDEN



Approx. Gross Internal Floor Area 1122 sq. ft / 104.28 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given, whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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Council Tax Band E

EPC Rating: D

