





19 GLENAVON CLOSE CLAYGATE

KT10 0HP



This well presented three bedroom detached bungalow situated in a quiet sought after close in Claygate is now on the market for the first time since being built and purchased in 1959. The large corner plot along with the impressive and beautiful landscaped rear gardens have been enhanced over the years by the original owners.

The property has spacious and flexible accommodation including three reception rooms and has potential for further improvement and extension subject to planning.

The bungalow is approached via its own good size driveway and front garden leading to the single garage.

The enclosed front porch leads to a good size entrance hall which feeds to the three good size bedrooms and modern family bathroom, the luxury fitted kitchen is spacious and has integrated appliances, the rear reception rooms are very generously sized, and all have access to and overlook the lovely rear gardens.

The secluded rear gardens are a delight with large lawned garden with decking area, well stocked with mature plants, garden shed, cabin and side access.

Claygate village has extensive local shops, restaurants, and café's all of which are within easy walking distance. There are well regarded schools all within easy reach. The property is within close proximity to open spaces and woodland.

Claygate has its own train station with link to London Waterloo. There are bus routes to Kingston and Esher. The A3 is about 2.5 miles away, making both London Heathrow and Gatwick Airports easily accessible and central London is approximately 16 miles away.

**A SPACIOUS DETACHED BUNGALOW
SITUATED ON A LARGE CORNER PLOT
IN A HIGHLY SOUGHT AFTER VILLAGE
CLOSE WITH SUPERB POTENTIAL TO
EXTEND AND IMPROVE SUBJECT TO
PLANNING.**

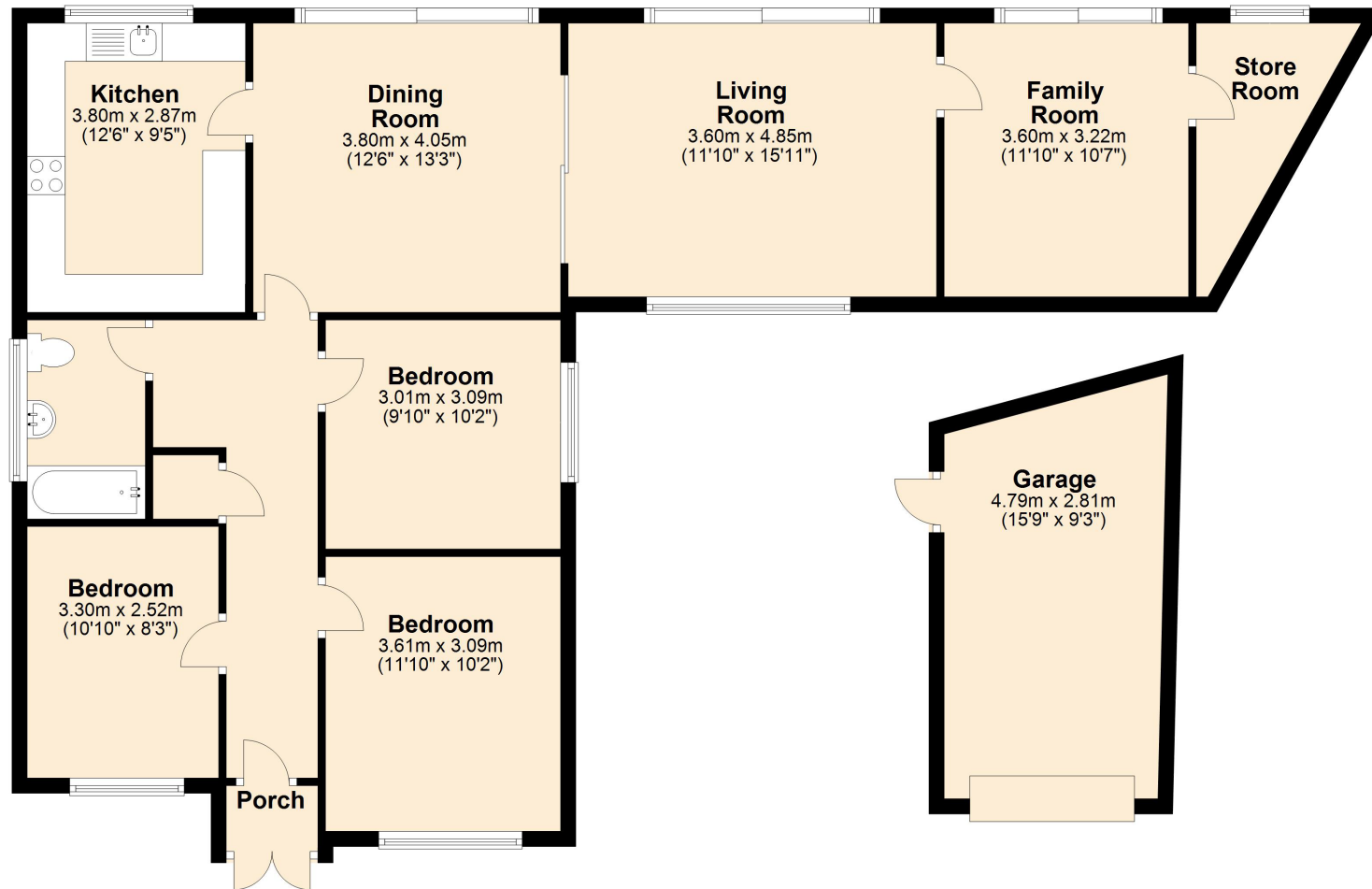
£945,000 FREEHOLD

COUNCIL TAX BAND F



Ground Floor

Approx. 107.2 sq. metres (1153.9 sq. feet)



Total area: approx. 107.2 sq. metres (1153.9 sq. feet)

BARTLETT & COOKE

1 STATION APPROACH, TADWORTH, SURREY, KT20 5AG

OFFICE: 01737 814900 FAX: 01737 814747 EMAIL: SALES@BARTLETTCOOKE.CO.UK

WWW.BARTLETTCOOKE.CO.UK

IMPORTANT NOTE: THESE PARTICULARS ARE INTENDED AS A GUIDE AND DO NOT FORM PART OF ANY CONTRACT. PLEASE CHECK WITH US ANY DETAIL WHICH IS IMPORTANT TO YOU, PARTICULARLY IF YOU INTEND TO VIEW THE PROPERTY. WE HAVE NOT CHECKED OR TESTED ANY SERVICE, SYSTEM, (WHETHER HEATING, PLUMBING, ELECTRICAL ETC) APPLIANCE, FIXTURE OR FITTING THAT MAY BE INCLUDED WITH THIS PROPERTY. WE ADVISE ANY PROSPECTIVE PURCHASERS TO SATISFY THEMSELVES AS TO THEIR CONDITION.

B2138 Printed by Ravensworth 01670 713330