



BEACONSFIELD ROAD

Claygate, Surrey, KT10



# A BEAUTIFULLY PRESENTED, MODERN FAMILY HOME

Ideally situated on one of Claygate's most sought after roads featuring  
a sunny, south facing garden.



Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Freehold



## KEY FEATURES

- \* 3,714 sq ft
- \* 0.36 acre plot
- \* 1/2 mile to station and village
- \* Detached double garage
- \* Built by Beaufield Homes
- \* South facing garden
- \* Spacious family living
- \* Sought after road in Claygate village











## LOCATION

Claygate High Street offers an excellent mix of village shops including a florist, baker, butcher and fishmonger. The High Street also has the train station, which provides direct trains to London Waterloo.

The larger town of Esher is also conveniently located which has a wider selection of shops and restaurants including a Waitrose. The towns of Kingston upon Thames and Guildford are nearby providing a wide selection of High Street names and department stores.

Schooling in the area is superb with Rowan, Millbourne Lodge, Shrewsbury House and Claremont Fan Court School nearby, the ACS Cobham International School, Surbiton High, Danes Hill in Oxshott and Reeds in Cobham also offering an excellent choice of schools as well as Claygate Primary school in Foley Road.

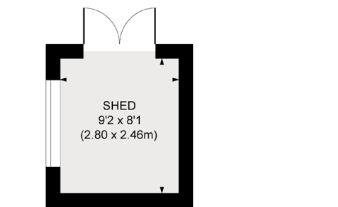
The A3 is conveniently located providing access to London, the M25, Heathrow and Gatwick Airports.



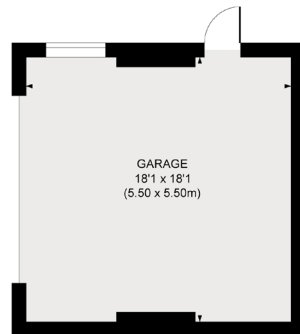


**Approximate Gross Internal Area**

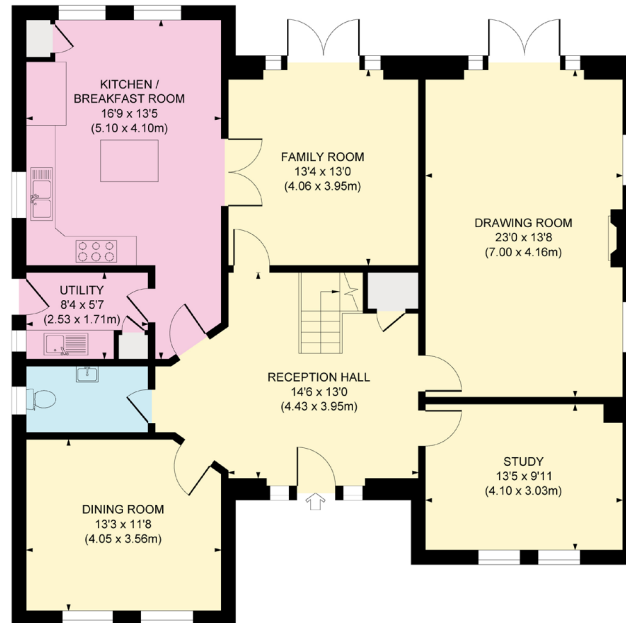
Main House 3,388 sq. ft / 314.76 sq. m  
 Garage 326 sq. ft / 30.25 sq. m  
 Outbuildings 201 sq. ft / 18.64 sq. m  
 Total 3,914 sq. ft / 363.66 sq. m



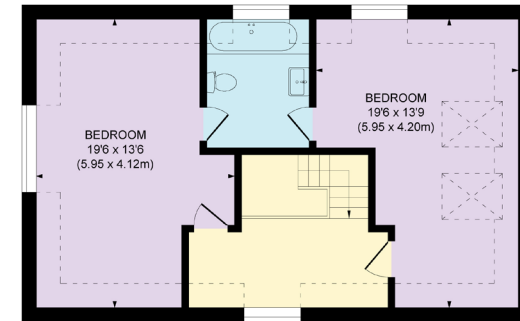
OUTBUILDINGS



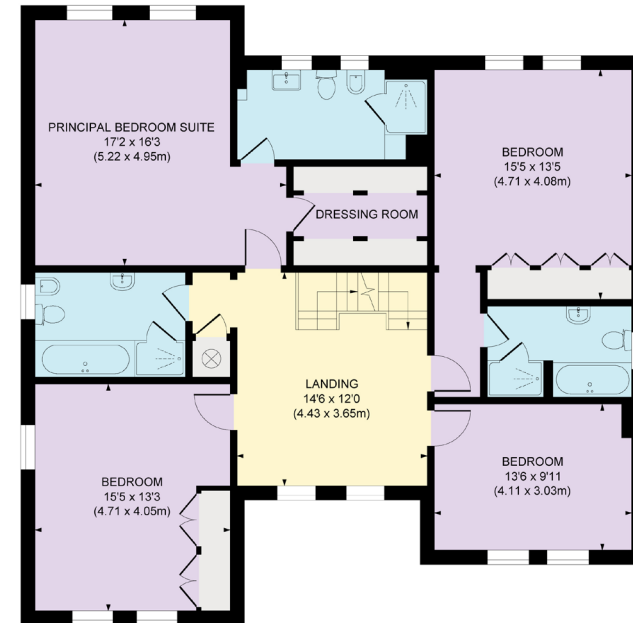
GARAGE



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID767266)



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