



## 14 HOLROYD ROAD

CLAYGATE, KT10 0LG

**£450,000**  
**FREEHOLD**

A detached home requiring full renovation and offering remarkable value for a range of potential buyers.

  
**BURTON  
MATTHEWS**

## 14 HOLROYD ROAD



A modern detached home, in need of total refurbishment and presenting an excellent opportunity for a range of buyers in a popular village location. This property is one of a small number built in the village in the 1960's, all of which were originally configured as either two bedrooms or three but essentially the same house. Converting this two bedroom home to a three bedroom is simple and relatively inexpensive (subject to the usual Building Regulations compliance). The existing accommodation on the ground floor comprises enclosed entrance porch with cloakroom / wc, kitchen, large main reception room and additional conservatory to rear. An open tread staircase leads up to two double bedrooms and a full bathroom. Externally, there is a small area of front garden, a driveway and attached garage with an enclosed South-Easterly facing garden to rear.

### Additional Information

**Local Authority** – Elmbridge

**Council Tax** – Band E

**Viewings** – By Appointment Only

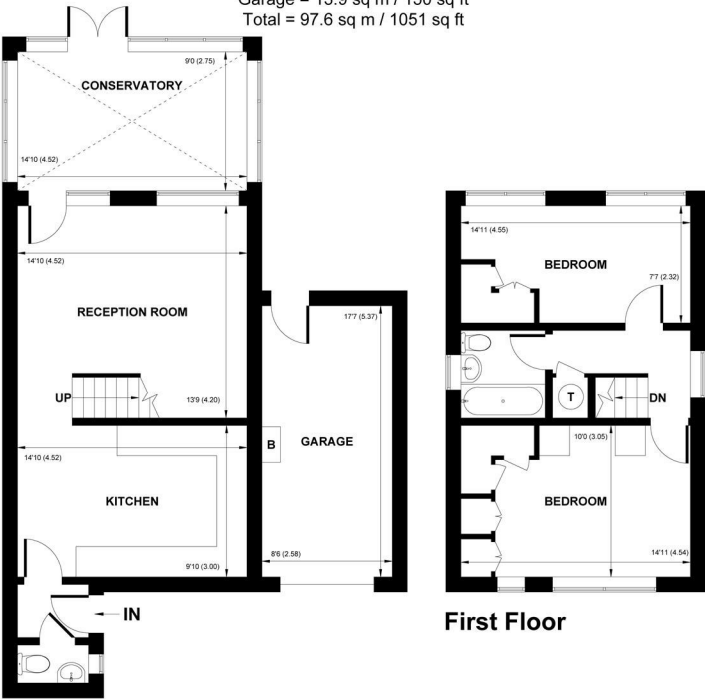
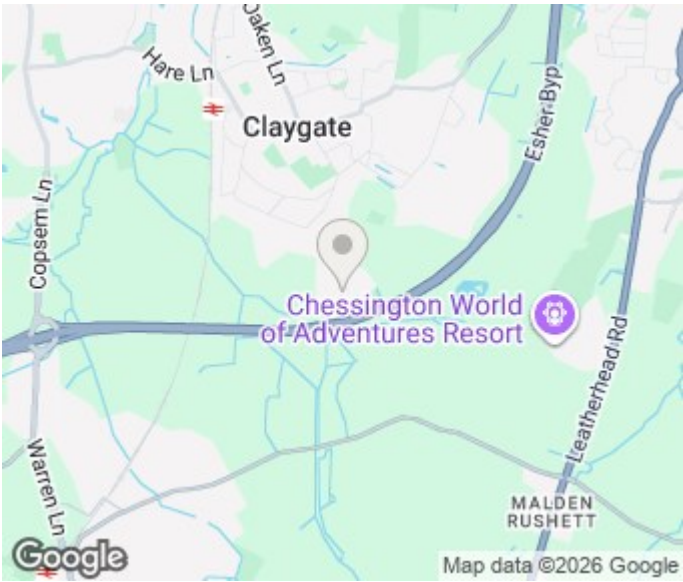
**Floor Area** – 1051.00 sq ft

**Tenure** – Freehold



Holroyd Road, Claygate, Surrey KT10

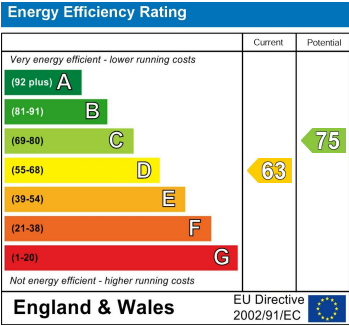
Approximate Gross Internal Area = 83.7 sq m / 901 sq ft  
Garage = 13.9 sq m / 150 sq ft  
Total = 97.6 sq m / 1051 sq ft



Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).  
Produced for Burton Matthews Estate Agents by DRAW EASY PLANS LIMITED



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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