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### **8 SIMS COTTAGES, THE GREEN, CLAYGATE, SURREY KT10 0JH**

An immaculate and attractive period end of terrace 2 bedroom cottage ideally located in a convenient, tucked away mews just a short walk from Claygate High Street and half a mile from the station. Extended on the ground floor to provide a superb open plan kitchen/dining room as well as a separate beautiful front living room with a feature central fireplace and cloakroom/utility

room on the ground floor. Two good double bedrooms and a luxury family bathroom on the first floor.

Outside the house benefits from a secluded rear garden as well as a useful storage shed.

Available end of July 2026 Fully Furnished

5 Weeks deposit required £2423.07

Council Tax Band E EPC rating D



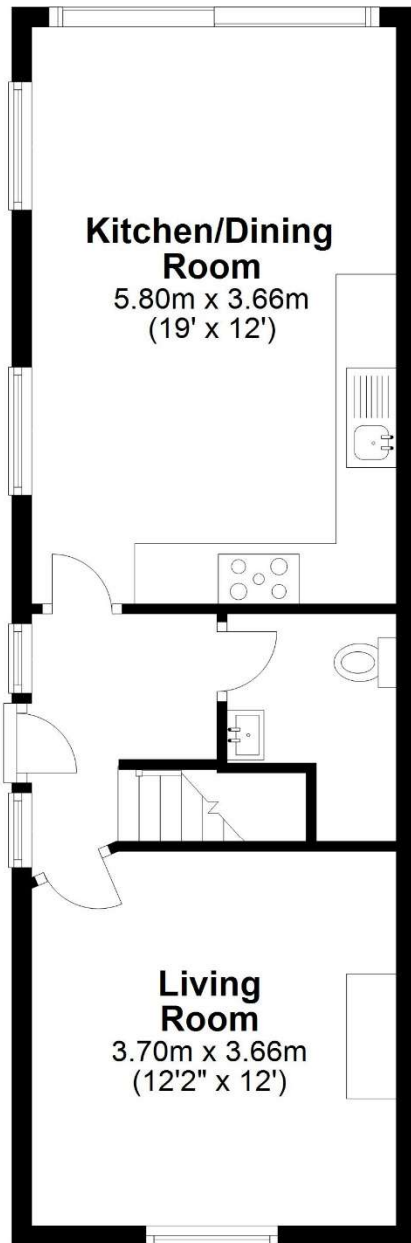
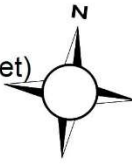
**RENTAL PRICE £2,100 PCM Fully Furnished**

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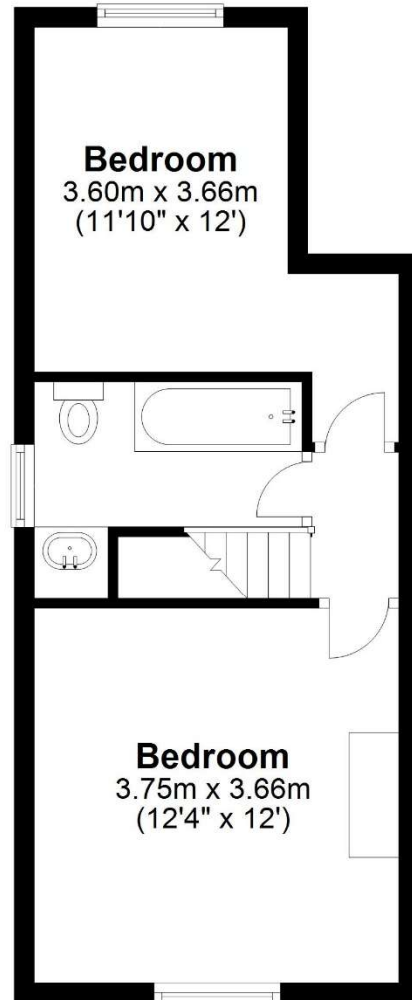
## Ground Floor

Approx. 44.0 sq. metres (473.3 sq. feet)



## First Floor

Approx. 32.4 sq. metres (348.4 sq. feet)



Total area: approx. 76.3 sq. metres (821.7 sq. feet)