



22 Simmil Road, Claygate, Surrey, KT10 0RT

Price Guide £825,000



- EXTENDED 1930's SEMI-DETACHED HOUSE
- TWO RECEPTION ROOMS
- SCOPE TO EXTENDED (STPP)
- OFF STREET PARKING
- CLOSE TO VILLAGE & STATION
- THREE BEDROOMS
- KITCHEN
- UTILITY ROOM & CLOAKROOM
- CUL-DE-SAC
- NO CHAIN

Description

Situated in a highly sought-after residential cul-de-sac, just a short walk from Claygate Village and the station, this attractive 1930s three-bedroom semi-detached home is offered for sale with no onward chain.

The property provides well-balanced accommodation throughout, beginning with an enclosed entrance porch leading into a welcoming hallway. To the front is a bright and comfortable sitting room, while to the rear an extended dining room. The kitchen is complemented by an adjoining utility room and a convenient ground floor cloakroom.

Upstairs, there are three well-proportioned bedrooms, all served by a family bathroom.

Externally, the property benefits from a block-paved driveway providing off-street parking, with side access leading to a substantial garden shed and a generous rear garden offering excellent space for children, gardening and outdoor entertaining.

Occupying a desirable location within easy reach of highly regarded schools, local amenities, Claygate Village and the station, this appealing family home offers excellent potential for buyers looking to personalise and extend further, subject to the usual planning consents. Available with no onward chain, an early viewing is highly recommended.



Situation

Claygate continues to be one of the area's most desirable places to live, offering the perfect balance of village environment and excellent connectivity. Centred around its parade of independent shops, cafés, restaurants and pubs, the village enjoys a strong sense of community, with regular local events, a village hall, library and recreational facilities.

The area has an excellent choice of well-regarded state and independent schools, including Claygate Primary School, Rowan Prep School, Milbourne Lodge, Shrewsbury House and Claremont Fan Court School

For commuters, Claygate railway station provides regular direct services to London Waterloo, making it an ideal location for those travelling into the City or West End. The nearby A3 and M25 also offer convenient road links to central London, Heathrow and Gatwick airports.

The surrounding area offers an abundance of leisure opportunities, including the picturesque National Trust-owned Claremont Landscape Garden, numerous parks and green spaces, golf courses, tennis and health clubs, together with the extensive shopping, dining and entertainment facilities of nearby Esher, Kingston upon Thames and Guildford.

Tenure	Freehold
EPC	E
Council Tax Band	E

Approximate Gross Internal Area = 93.7 sq m / 1008 sq ft



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 decisions reliant upon them. (ID1321170)
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