# 24 STATION ROAD

## CLAYGATE, KT10 9DH

**£650,000**

**FREEHOLD**

A classical Victorian terraced cottage with two double bedrooms, first floor bathroom, off road parking and the station just minutes away on foot.

BURTON MATTHEWS

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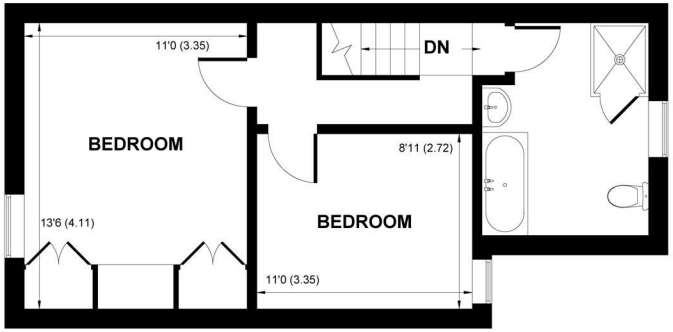
An attractive Victorian cottage, occupying a perennially popular side road location just a few minutes on foot from the station and village centre. For character cottages, Station Road has always been one of the most sought-after locations within the village for period cottage homes and this property offers a ground floor layout of entrance hall, inter-connecting sitting and dining rooms, separate fitted kitchen and snug to rear. Upstairs there are two double bedrooms and a stylishly appointed full bathroom. Externally, this is one of the very few properties in this road with its own parking space to rear which also accesses the low-maintenance enclosed rear garden.

## Additional Information

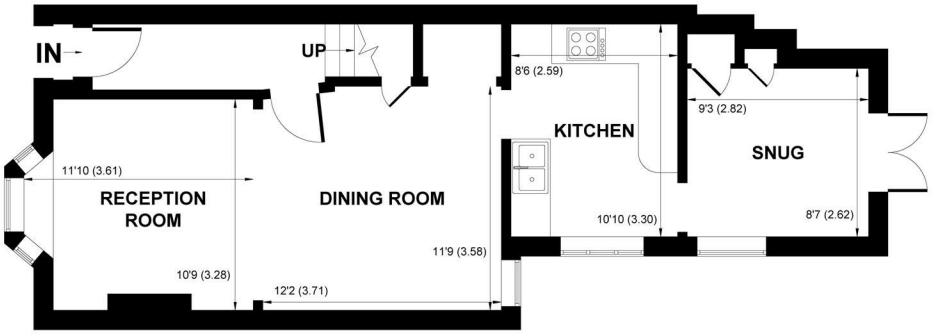
**Local Authority** –
**Council Tax** – Band D
**Viewings** – By Appointment Only
**Floor Area** – 952.00 sq ft
**Tenure** – Freehold

## Station Road, Claygate, KT10

Approximate Gross Internal Area = 88.4 sq m / 952 sq ft

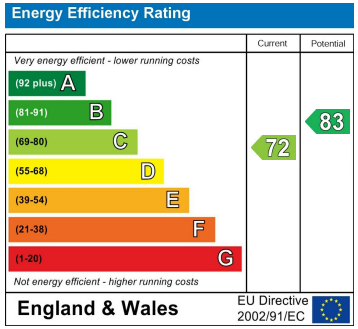



**First Floor**




**Ground 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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