



4 Vale Road, Esher, KT10 0NJ
Guide price £640,000

An attractive, mid terrace family home offering three bedrooms, an open plan living area and a recently fitted kitchen leading to the garden. Located in a popular road, conveniently located close to Claygate's schools and local amenities.

GENERAL INFORMATION

Claygate is ideally located for transport facilities with the local station offering a direct service in to London Waterloo (approx 30 minutes) with Guildford to the south. There are excellent road links to the A3 and M25 with other trunk roads giving good vehicular access to London and the motorway network.

Sports and recreational facilities are excellent; there are numerous golf courses in the area, health and fitness clubs, tennis clubs and horse lovers are well catered for with many stables. There are numerous, highly regarded schools based in the local area.

Claygate benefits from a thriving shopping parade which offers a wide range of traditional shops including butchers, bakers, newsagent, home furnishing stores and chemist. There are a range of coffee shops and restaurants in the village along with dentists and doctors surgeries.

DIRECTIONS

From our office on The Parade turn right on to Hare Lane. Turn right over the two mini roundabouts on to Church Road which continues into Coverts Road. Take the second right and the property can be found at the start of Vale Road on the right hand side.

ENTRANCE HALL

Engineered wooden flooring throughout hallway and reception/dining room. Doors to kitchen and reception room. Stairs to first floor landing. Under-stair storage with additional storage cupboard near entrance to kitchen.

RECEPTION/DINING ROOM

Front aspect bay window. Double doors leading to rear garden. Two radiators, electric fireplace.

KITCHEN

Porcelain tiled floor. Double doors leading to garden. A range of base level units with black granite surfaces over. Sink with mixer tap over. A range of eye level units, eight ring gas hob by Flavel with extractor fan over. Including two ovens and a grill. Large velux window.

FIRST FLOOR LANDING

Doors leading to family bathroom, bedroom two and bedroom three.

BEDROOM TWO

Carpeted, front aspect, radiator. Two storage cupboards.

BEDROOM THREE

Rear aspect, radiator.

FAMILY BATHROOM

Tiled flooring, rear aspect, storage cupboard, radiator. W.C, bath with shower head over. Sink with hot and cold taps. Shower cubicle with shower head over.

MASTER BEDROOM

Rear aspect and front aspect Velux window. Inbuilt storage, radiator. Door leading to en



suite shower room.

EN SUITE SHOWER ROOM

Rear aspect. Tiled floor, two sinks with mixer taps over both. Storage cupboard, W.C, heated towel rail. Shower.

REAR GARDEN

Patio area leading to lawn. Shed at rear of garden.

FRONT GARDEN

Patio leading to front door. Gravel on both sides of patio.

ADDITIONAL INFORMATION

Council Tax Band E - 2015/16 - £ 2089.53

Energy Performance Certificate

4, Vale Road, Claygate, ESHER, KT10 0NJ

Dwelling type: Mid-terrace house	Reference number: 8595-7322-4989-2171-7992
Date of assessment: 19 December 2015	Type of assessment: RdSAP, existing dwelling
Date of certificate: 22 December 2015	Total floor area: 108 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,453
Over 3 years you could save	£ 1,476

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 195 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; border: 1px solid white;"> You could save £ 1,476 over 3 years </div>
Heating	£ 2,760 over 3 years	£ 1,542 over 3 years	
Hot Water	£ 498 over 3 years	£ 240 over 3 years	
Totals	£ 3,453	£ 1,977	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4caf50; color: white;">(92 plus) A</td></tr> <tr><td style="background-color: #8bc34a; color: white;">(81-91) B</td></tr> <tr><td style="background-color: #ffc107; color: white;">(69-80) C</td></tr> <tr><td style="background-color: #ffc107; color: white;">(55-68) D</td></tr> <tr><td style="background-color: #ffc107; color: white;">(39-54) E</td></tr> <tr><td style="background-color: #ffc107; color: white;">(21-38) F</td></tr> <tr><td style="background-color: #e91e63; color: white;">(1-20) G</td></tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="text-align: center;">57</td> <td style="text-align: center;">83</td> </tr> </table>	Current	Potential	57	83
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Current	Potential											
57	83											

The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The potential rating shows the effect of undertaking the recommendations on page 3.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Flat roof insulation	£850 - £1,500	£ 132	✔
2 Internal or external wall insulation	£4,000 - £14,000	£ 885	✔
3 Floor insulation (suspended floor)	£800 - £1,200	£ 111	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 4234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.





**APPROX. GROSS INTERNAL FLOOR AREA 1225 SQ FT / 114 SQ M
(INCLUDING STORE)**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

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