



96 Coverts Road, Claygate, KT10 0LJ
Guide price £729,950

A beautifully appointed linked mid terrace, three bedroom family home refurbished to an exceptionally high standard. The property is within a short distance of the station and shops. The master bedroom has spectacular views over Claygate's allotments and Crown land and a rear garden in excess of 140ft.

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, newsagents, home furnishing stores and chemist. There are a range of coffee shops and restaurants in the village along with dentists and doctors surgeries.

DESCRIPTION

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DIRECTIONS

From our office on The Parade turn right into Hare Lane, right at the first roundabout and

go over the second mini roundabout onto Church Road. Continue right around the bend as the road changed to Coverts Road. Number 96 is situated half way down on the right hand side.

FRONT GARDEN

The gravel driveway and flowerbed with shrubs is situated next to a path leading to the front door and gate to the rear garden.

ENTRANCE HALL

Oak flooring leading to reception room and dining area. Stairs to first floor.

RECEPTION ROOM

Oak flooring. Fireplace with granite hearth and lined chimney. Bespoke floating shelves and media cupboard. Radiator, front aspect.

DINING AREA

Oak Flooring. Leading to kitchen and extended living area, with access to the cloakroom. External door to patio. Radiator.

DOWNSTAIRS CLOAKROOM

Amtico flooring. Duravit W.C with soft closing seat. Duravit washbasin with mixer tap. Storage cupboard.

KITCHEN/ BREAKFAST AREA

A spacious, well designed John Lewis galley kitchen leading through to the extended living area with bi-fold doors which completely open onto the patio and rear garden. Amtico Flooring, granite worktops. A range of base and eye level units with concealed lighting and soft closing doors. Free standing John Lewis five ring gas hob with integrated double electric ovens. Hotpoint extractor fan. Space for two fridge/freezers or additional storage if required. Integrated dishwasher and washing machine. Sink with mixer tap and built-in recycling bins below. Covered radiator and sky



dome in extended living area.

FIRST FLOOR LANDING

Carpeted. Family bathroom and bedrooms two and three. Two double, partially glazed, white storage cupboards.

BEDROOM TWO

A spacious double room with three bespoke built-in double wardrobes, including vanity unit across one side. Fireplace with granite hearth and lined chimney. Bespoke floating shelving. Radiator. Front aspect.

BEDROOM THREE

Rear aspect room with fantastic views over the garden and allotments. Carpeted, radiator.

FAMILY BATHROOM

Amtico flooring. Duravit W.C with soft closing seat. Bath with screen and shower head over. Washbasin with mixer tap over. Heated towel rail. Rear aspect.

SECOND FLOOR LANDING

Secluded area for office or storage. Two storage cupboards; one housing combi boiler. Velux window.

MASTER BEDROOM

French doors with Juliet balcony offering stunning views over the rear garden, allotment and adjoining Crown Land. West facing garden with prospective owners able to enjoy wonderful sunsets. Three double built in wardrobes. Radiator. Carpeted. Access to ensuite shower room.

ENSUITE SHOWER ROOM

Tiled Flooring. Front aspect Velux window. Shower, Duravit W.C, washbasin with mixer tap over. Heated towel rail, storage cupboard.

REAR GARDEN

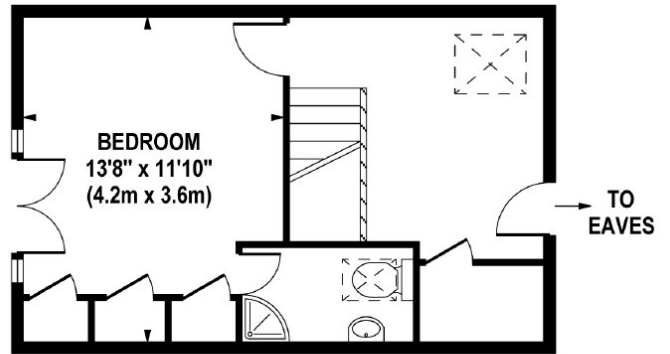
Westerly facing rear garden extending in

excess of 140ft, with a sandstone patio area leading to the lawn. A flower bed with fruit trees and shrubs runs down one side of the garden. The natural, organic feel continues to the rear where there are four raised beds, used by the current owners to grow vegetables. In addition, there are two garden sheds positioned next to the rear fence and a gate offering access to the allotment area.

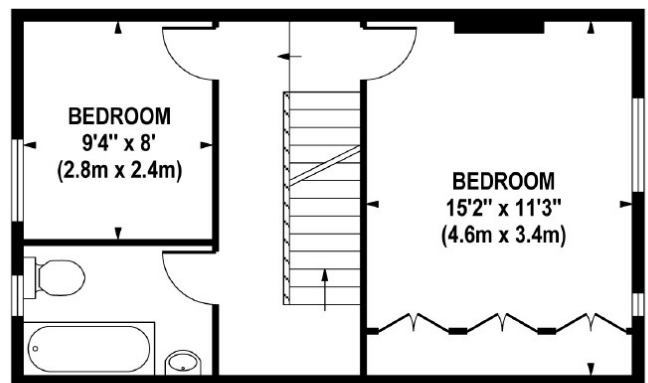
ADDITIONAL INFORMATION

Council Tax Band D - £1,709.62 (2016/17)

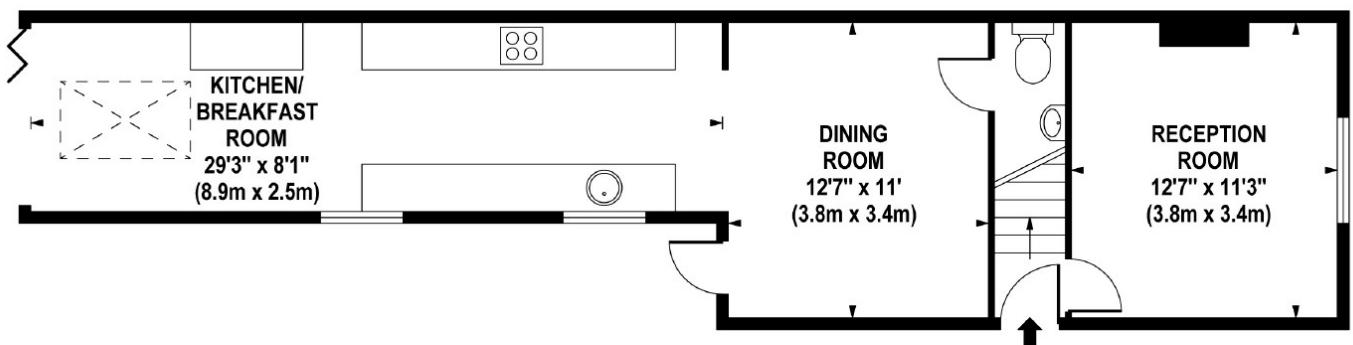




SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1247 SQ FT / 116 SQ M

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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