19 Tower Gardens, Claygate, KT10 0HB
Guide price £1,395,000 Freehold

CLAYGATE OFFICE
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Built just twenty years ago, this wonderful family home offers four bedrooms, three bathrooms (two en suite), large kitchen/breakfast room, lounge, dining room and study. The property is in an excellent condition, has a southerly rear aspect overlooking woods and open fields, with the added bonuses of a fantastic self-contained annexe and garden office/gym.

DIRECTIONS
From our office on the Parade turn right on to Hare Lane. Follow the road around and turn right at the two mini roundabouts to head along Church Road. Take the second left on to The Causeway, first right on to Cornwall Avenue leading into Common Road. At the end of Common Road turn right into Ruxley Ridge. Follow this up and past the white Ruxley Tower into Tower Gardens.

GENERAL INFORMATION
Claygate is ideally located for transport facilities with the local station offering a direct service in to London Waterloo (approximately 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 and schools nearby. 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.

ENTRANCE
Covered porch area with front door to:
HALLWAY
Wooden floor, under-stairs storage, radiator, stairs up. Double doors to:
RECEPTION ROOM
Front aspect into square bay window, carpet, large brick fireplace, door to dining room and double doors through to:
CONSERVATORY
Carpet, double doors to garden.
DINING ROOM
Rear aspect into square bay window, carpeted, door through to:
KITCHEN/BREAKFAST ROOM
Tiled floor, rear aspect into square bay window with fixed seating area, plus two velux-style windows. Range of modern wall and base units, with central island, two sinks and granite worktops. Integrated Neff dishwasher. Space for American style fridge/freezer, wine fridge and range cooker.
UTILITY ROOM
Front aspect window, sink with drainer, base and wall units, boiler, space for washing machine and tumble dryer. Door to garden.
STUDY
Front aspect, carpeted, built-in office storage and desk.
CLOAKROOM
Front aspect, wooden floor, washbasin and W.C.
CARPETED STAIRS UP TO:
LANDING
Doors to all rooms, airing cupboard and loft access.
MASTER BEDROOM
Front aspect, carpeted, built-in wardrobes. Through dressing area with hanging space to:

EN SUITE SHOWER ROOM
Front aspect, tiled floor with under-floor heating, walk-in shower with fixed head and hand-held mixer, washbasin with storage under, W.C and heated towel rail.

BEDROOM 2
Rear aspect, carpet, built-in wardrobes. Door to:

EN SUITE SHOWER ROOM
Side aspect window, tiled floor, walk-in shower, washbasin, W.C and heated towel rail.

BEDROOM
Rear aspect, carpeted, built-in dressing table with storage above and built-in wardrobe.

BEDROOM
Rear aspect, carpeted, built-in wardrobe.

FAMILY BATHROOM
Front aspect, tiled floor, bath, shower cubicle, washbasin with storage under, bidet, W.C and heated towel rail.

ANNEXE
Front and rear aspect, plus two Velux style skylights, wood effect floor and loft access. Open plan kitchen/living area with integrated oven and hob, sink with mixer tap, storage under wooden worktops and space for lounge furniture. Through to bedroom area with front aspect windows and built-in wardrobe. Separate bathroom consisting of bath with shower over, washbasin, W.C and heated towel rail.

STUDIO
Double doors to front and single door to the side, wood built multi-purpose garden room, with double glazed windows and power.

REAR GARDEN
Southerly aspect with patio area, garden laid mostly to lawn with mature borders backing onto woodland and fields.

FRONT GARDEN
Driveway with parking for several cars and mature borders.

COUNCIL TAX
Band G - £2,849.36 (2016/17)