



**JF** In Association With **Bourne**  
James Fancy ESTATE AGENTS

Esher

OIEO £600,000

# Esher

NO ONWARD CHAIN - A beautiful three-bedroom character cottage with many original features and set in a quiet residential road in Claygate Village. The property is set over three floors and is tastefully decorated throughout and comprises of two reception rooms, modern galley fitted kitchen, master suite, further two double bedrooms and a glorious four-piece family bathroom suite.

Externally, there is a well maintained 130ft south facing private garden mainly laid to lawn including a vegetable garden to the rear. To compliment the property there is also an outbuilding with mains electricity supply to be used as an office/study.

- Three Bedrooms
- Potential to Extend
- 130ft Garden
- Two Bathrooms
- Set Over Three Floors
- Outbuilding with Electric Supply
- EPC Rating - D
- Council Tax Banding - E



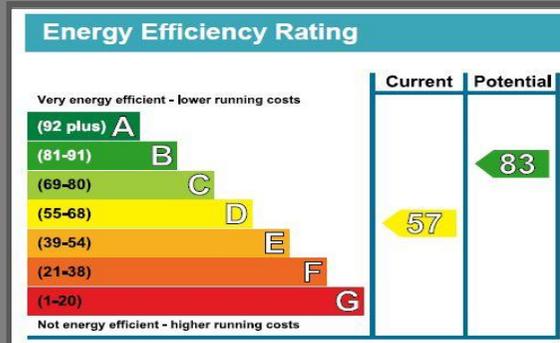
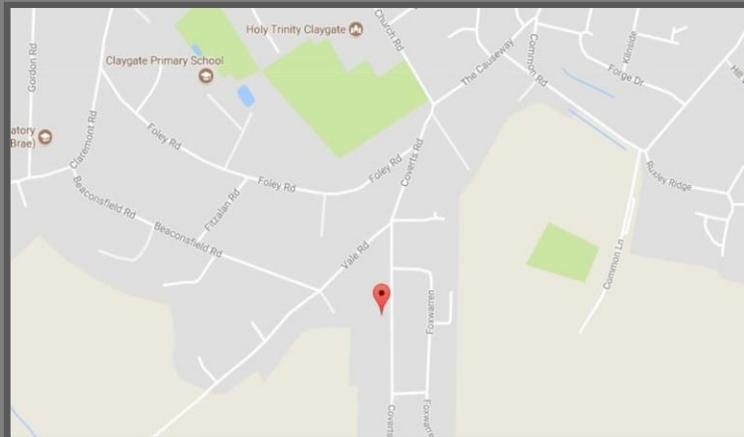
# Floor Plan



Total Approx. Floor Area 116.63 Sq.M. (1255 Sq.Ft.)  
Measurements are approximate. Not to scale. Illustrative purposes only.

# Location

Claygate is a picturesque Surrey village with a strong community spirit, surrounded by greenbelt and within easy commuting distance of the city. The main shopping area is on The Parade and enjoys a comprehensive range of shops. The village is also well served with excellent schools and churches and enjoys easy access to the surrounding countryside. The A3 is accessed via Hinchley Wood for London bound traffic and the Oxshott/Esher turn off for Guildford and the South together with a link with the M25 at Junction 10 which in turn connects with the rest of the motorway network and, of course, Heathrow and Gatwick Airports.



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.