



32 Coverts Road, Claygate, KT10 0LJ
£1,500 PCM

An attractive Victorian cottage with two double bedrooms, two bathrooms and two reception rooms. The property offers feature fireplaces, sash windows and a modern fitted kitchen with low maintenance front and rear gardens. Currently undergoing refurbishment. Available end of June. EPC Rating E.

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.

LOCATION

As you head down Coverts Road from Church Road past Foley Road, the property is located just a few houses down from the junction with Vale Road, less than a mile from Claygate shops and station.

ENTRANCE HALL

Side aspect part glazed door. Stairs leading to first floor, under stairs storage cupboard and radiator. Doors leading to:

LIVING ROOM

3.91m x 3.51m (12'10" x 11'6")

Front aspect bay with double glazed sash windows, double radiator, feature fireplace with tiled insets and slate hearth.

DINING ROOM

3.51m x 3.30m (11'6" x 10'10")

Rear aspect double glazed window, double radiator, brick built feature fireplace with wood burning stove. Through to:

KITCHEN

2.39m x 1.93m (7'10" x 6'4")

With side aspect double glazed window and stable door leading to rear garden. Base and eye level white units with work surfaces over, stainless steel sink and drainer with mixer tap and tiled splash backs. Appliances to include integrated single electric oven with four ring gas hob and extractor hood over, free standing washing machine, tumble dryer and dishwasher. Door leading to:

GROUND FLOOR BATHROOM

1.73m x 1.68m (5'8" x 5'6")

Rear aspect frosted window. White suite comprising low level WC, wash hand basin with mixer tap over, panel enclosed bath with wall mounted electric shower, cupboard housing Worcester boiler, part tiled walls.

FIRST FLOOR LANDING

Side aspect double glazed window, loft hatch, doors leading to:

BEDROOM ONE

3.15m x 3.33m (10'4" x 10'11")

Rear aspect double glazed window, double radiator, ornamental fireplace, built-in wardrobes with hanging space and storage over, door leading to:

EN-SUITE BATHROOM

2.41m x 1.98m (7'11" x 6'6")

Rear aspect double glazed window. White suite comprising low level WC, pedestal wash hand basin with tiled splash back and panel enclosed bath with mixer tap and shower attachment, single radiator, airing cupboard housing hot water cylinder.

BEDROOM TWO

3.51m x 3.33m (11'6" x 10'11")

Front aspect double glazed sash window. Ornamental fireplace, single radiator, built-in wardrobe.

REAR GARDEN

Paved with flower and shrub borders, storage shed and side access.

FRONT GARDEN

White picket fencing with paved footpath leading to front door.

ADDITIONAL INFORMATION

Council Tax - Band D £1,877.01 (2018/19)

FEES

Tenancy Charges - £150 inclusive of VAT plus £50 (incl vat) per person for referencing and preparation of the tenancy agreement. Guarantor reference fee is £50 (incl vat) per guarantor and a Company reference fee is £100 (incl vat).

