



10 Crediton Way, Claygate, Surrey, KT10 0EB

Asking Price £650,000 Freehold

A fantastic opportunity following grant of probate. A traditional semi detached family home prominently located within this favoured road, offering excellent extension potential, subject to the usual consents. This attractive property comprises of three good sized bedrooms and upstairs bathroom, a spacious living room, dining room and fitted kitchen. The rear garden extends to about 90ft and the property benefits from having a large drive, with garage, stores and off street parking.

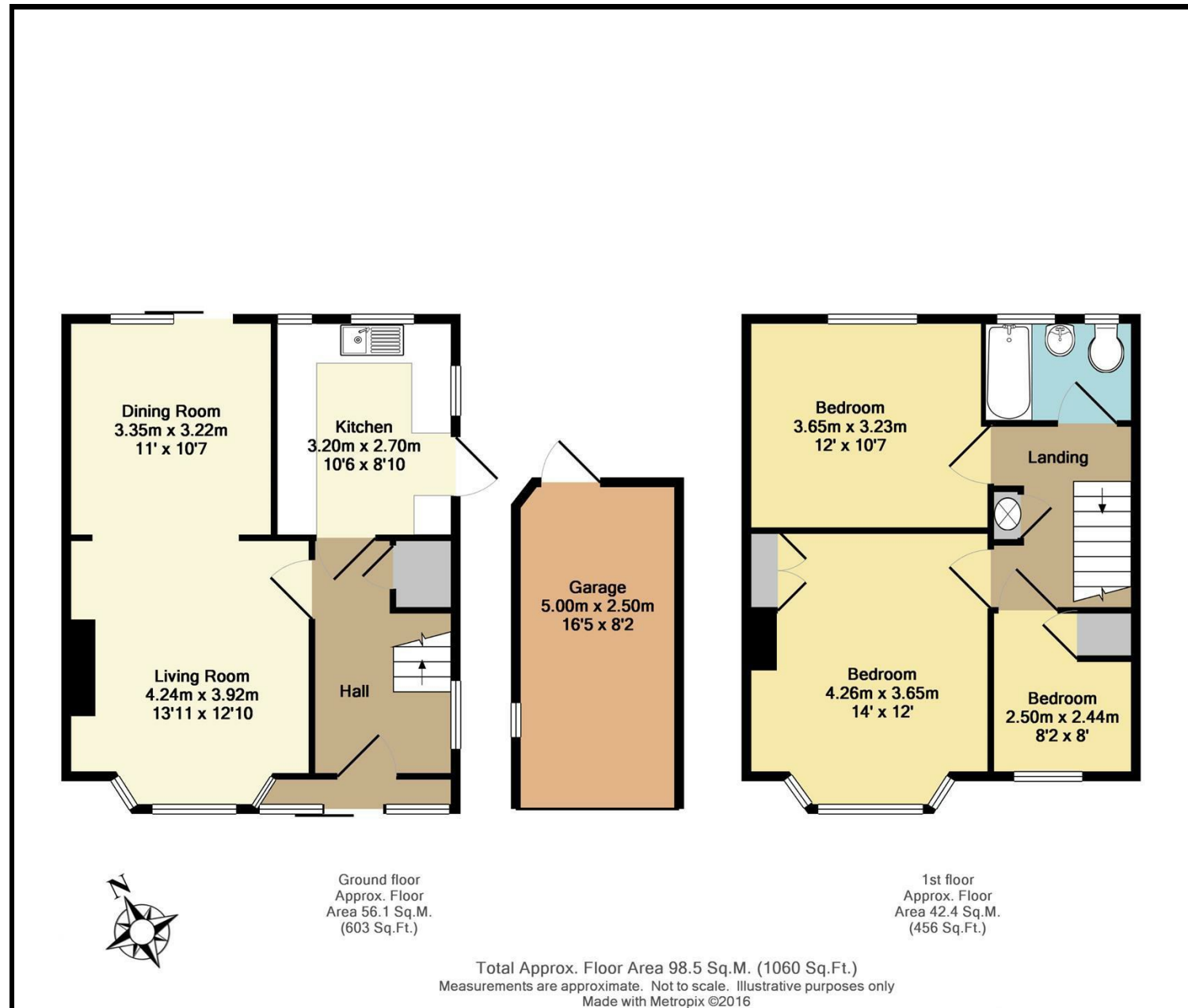


- ENTRANCE HALL • FITTED KITCHEN • LOUNGE • DINING ROOM • THREE BEDROOMS • FITTED BATHROOM • FRONT AND REAR GARDENS • GARAGE TO SIDE WITH STORES ATTACHED • OFF-STREET PARKING



These particulars are believed to be correct but their accuracy is not guaranteed and they should not form the basis of an offer or contract. Please note - We are unable to test services, central heating systems and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

VIEWING: BY APPOINTMENT PLEASE THROUGH THE OWNERS AGENTS CATLING & CO.
24 HOUR ANSWER PHONE SERVICE. 01372 471111



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		