



A BEAUTIFULLY FINISHED COTTAGE WITH PRIVATE GARDEN

GLENAVON COTTAGE, 39 COMMON ROAD
CLAYGATE, ESHER

Brand new home presented in immaculate condition • Wonderful open plan kitchen/living/dining space • 2 bedrooms • 2 bathrooms • Private parking •

Location

Glenavon Cottage occupies a central location within Claygate, an attractive and sought after Surrey village, close to amenities such as the recreation ground, village hall, church, restaurants, pubs and schools. Claygate parade is about 0.7 miles away where the station is located providing regular and direct trains into London Waterloo from 29 minutes. The parade also benefits from a fine array of mainly independent shops as well as a supermarket and post office. Glenavon Cottage is ideally situated within a few miles of the M25 and the A3 making both London Heathrow and Gatwick Airports easily accessible and central London is approximately 16 miles away. The Elmbridge area is popular with families as it offers an excellent choice of both state and independent schools.

Description

Glenavon Cottage is a newly built property with private access, south facing patio, double drive and rear garden. The property has been designed and built to an exacting standard and includes traditional cavity wall construction with insulation, concrete floors, robust party walls sound proofing and include a New build 10 year warranty. Luxury finishes such as under floor heating, fully fitted, hand painted traditionally made Turner and Foye of Esher kitchens with Bosch appliances and Villeroy and Boch sanitary ware can be found throughout the cottage creating a fantastic living environment.

Tenure

Leasehold

Esher

Nick Barnett
nbarnett@savills.com
+44 (0) 1372 461 900

savills.co.uk

savills

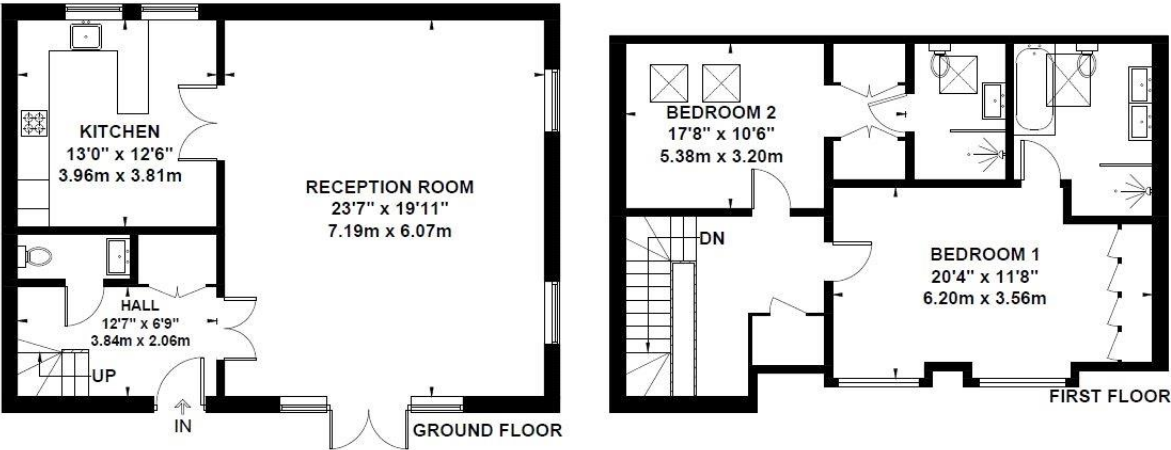
FLOORPLANS

Gross internal area: 1474 sq ft, 136.9 m²



Common Lane, Claygate

Approximate Gross Internal Area = 136.3 sq m / 1467 sq ft



Exposure House © 2019
www.exposurehouse.co.uk

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

20190702KEMH

Energy Efficiency Rating		
	Current	Potential
Least energy efficient - lower running costs		
(90+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Most energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		