



Lauriston, Yarm Way, Leatherhead, Surrey. KT22 8RQ

£969,950 Freehold

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- Refurbished 'like new' Detached Bungalow
- South Westerly Rear Facing Plot on Private Road
- Reception Hall and Cloakroom
- Master Bedroom with En Suite
- Three Further Bedrooms & Family Bathroom
- Sitting Room & Separate Study
- Superb Open Plan Kitchen/Dining/Family Room
- Large Roof Space. Double Garage
- No Chain
- Council Tax Band **G** & EPC Rating **E**

**1-3 Church Street, Leatherhead,
Surrey. KT22 8DN**

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The Property Lauriston is an individual detached bungalow built by Biles & Company Estates Ltd. in 2002 offering excellent and flexible accommodation being ideal for either a family or a downsizing couple. To the rear is Green Belt protected grazing land offering a delightful open aspect with views towards Ranmore Common.

Immaculately presented throughout, having been extensively and tastefully refurbished, the accommodation includes a brand new kitchen, refitted bathrooms, new carpets and neutral decoration throughout. To the front, a wide storm porch and front door leads into an Amtico floor covered reception hall where there is a guest cloakroom and off which lead double doors into the sitting room which itself features an open fireplace and French doors out onto the south westerly terrace and rear garden. The kitchen/dining/family room features a brand new 'Manhattan' kitchen with contemporary composite stone worktops incorporating matching upstands, matching base cabinets and eye level units, integrated Bosch appliances including a double oven, five ring gas hob, dishwasher, separate full height fridge and separate freezer; being all triple aspect with low cill heights and large windows and French doors providing for a delightful aspect over the rear garden. In addition, there is also a study which could, if desired, be used as a fifth bedroom. The master bedroom suite features fitted double wardrobes and a spacious four piece en suite bathroom which enjoys a wide walk-in shower unit. The three further bedrooms are all served by a four piece family bathroom. Conveniently, the integral double garage has a personal door through into the property. The property is double glazed throughout with gas fired heating via radiators.

The gardens are attractive and well maintained enjoying a sunny south westerly rear aspect. To the front is lawn, flower beds, ample visitor parking and to one side of the property timber storage sheds. The rear garden comprises patio, lawn, raised beds and greenhouse.

Situation Lauriston is situated on the favoured southern side of the town being with 10/15 minutes' walk of the town centre and main line railway station with direct connections to the City of London and London's West End, via three of the capital's main termini: Waterloo, Victoria and London Bridge.

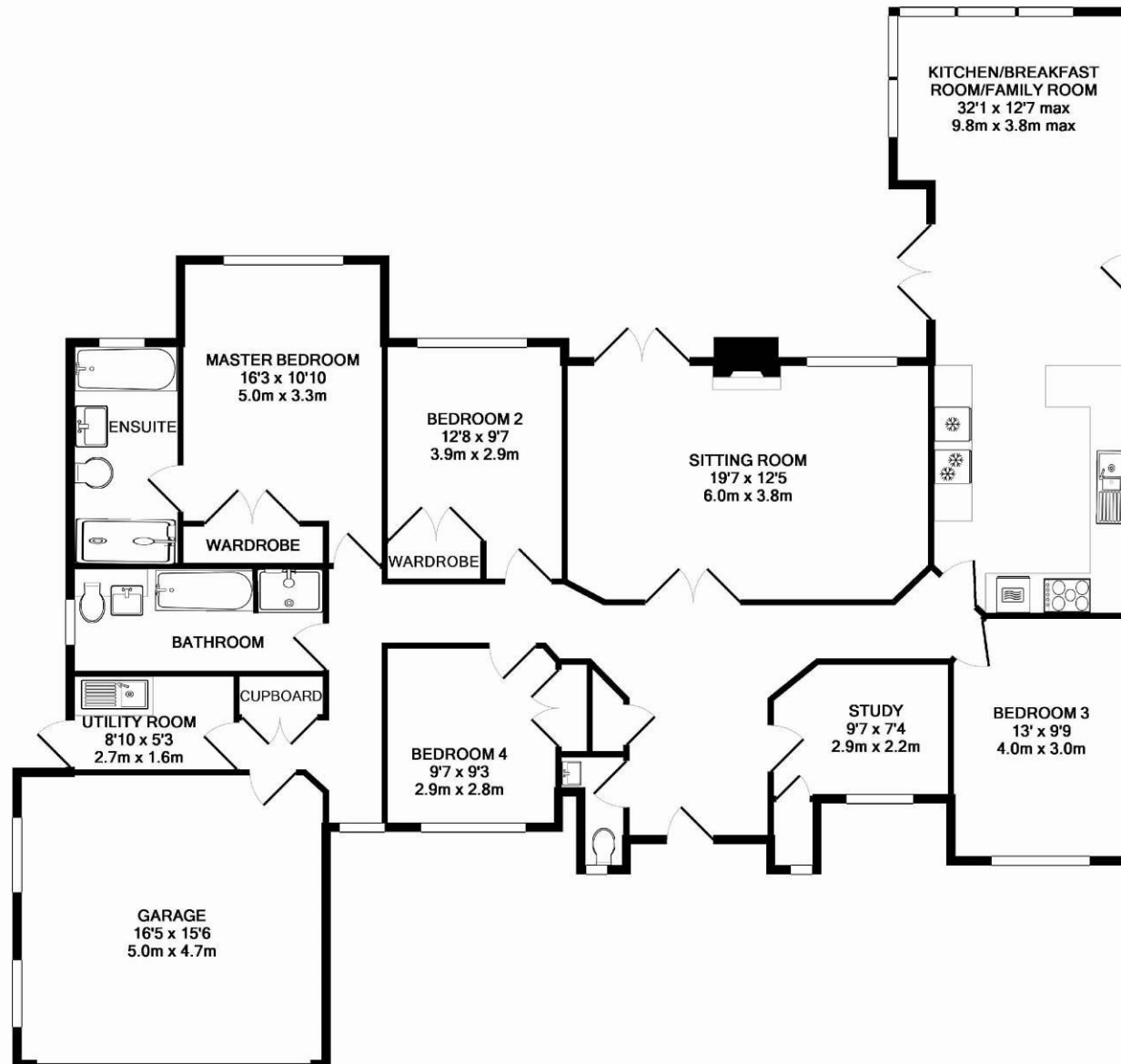
Leatherhead town centre offers a comprehensive range of shopping, leisure and entertainment facilities, including the partly covered Swan Shopping Centre, a theatre/cinema, the private Nuffield Health Club, a large public leisure centre at Fetcham Grove and a regular farmers' market.

Leatherhead is located close to Junction 9 of the M25 with easy access to the A3 and other parts of the Surrey road network. Gatwick and Heathrow International Airports are within easy reach as are some of Surrey's famous landmark attractions, like Boxhill, Polesden Lacey, Clarendon Park and Brooklands Museum. The area generally abounds in a wealth of glorious open unspoilt Green Belt countryside much of which is National Trust owned.



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TOTAL APPROX. FLOOR AREA 1927 SQ.FT. (179.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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