



4 Edenside Road, Leatherhead, KT23 3JB

Asking Price £220,000

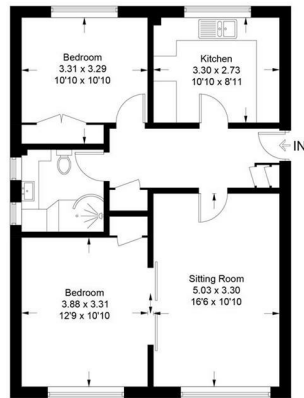
- FIRST FLOOR FLAT
- TWO DOUBLE BEDROOMS
- SITTING ROOM
- WALK TO BOOKHAM STATION
- EXCELLENT CHOICE OF SCHOOLS NEARBY
- NOW IN NEED OF MODERNISATION
- FITTED KITCHEN
- SHOWER ROOM & W.C
- EASY ACCESS FOR LOCAL VILLAGE SHOPS
- CLOSE TO BOOKHAM COMMON

Offering two double bedrooms is this first floor flat now in need of complete modernisation, conveniently located for Bookham station, local village shops and amenities nearby. The property would make an ideal rental or first time buy with the added benefit of no on-going chain.

The property is approached off Edenside Road with a communal front door and staircase to one's own front door. A spacious hallway has a storage cupboard and leads through to a sitting room with a picture window and sliding doors to the principle bedroom with a store cupboard. A second double bedroom features off the hallway and both are served by a shower room and w.c. A fitted kitchen with floor and wall mounted cupboards also leaves space for a freestanding and fitted appliances. Externally there is a garden store.



Approximate Gross Internal Area = 65.2 sq m / 702 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1116475)  
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<b>Tenure</b>	Leasehold
<b>Lease</b>	125 years from 24.08.1987
<b>Service Charge</b>	tba
<b>Ground Rent</b>	£10 per annum
<b>EPC</b>	E
<b>Council Tax Band</b>	C

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