



1 Delderfield, Leatherhead, Surrey, KT22 8UA

Asking Price £625,000



- DETACHED FAMILY HOME
- TWO SEPARATE RECEPTION ROOMS
- KITCHEN
- FAMILY BATHROOM
- FRONT AND REAR GARDEN
- OVERLOOKING RESIDENTS GREEN
- CLOAKROOM
- FOUR BEDROOMS
- DETACHED GARAGE AND DRIVEWAY
- NO ON-GOING CHAIN

Description

Commanding a corner plot overlooking a pleasant residents green, this detached family home provides flexible accommodation and is conveniently offered with no on-going chain.

A covered entrance porch leads to an entrance hall beyond with storage cupboard and cloakroom. The main living/dining room spans the length of the property and therefore enjoys a double aspect. To the rear of the property, there is a fitted kitchen comprising a wealth of storage cupboards along with space for cooker, space for washing machine and door to side passage. A further separate reception room, currently used as a study, completes the downstairs accommodation.

Upstairs, there are four bedrooms which are served by a family bathroom and access hatch to loft space.

Outside, the property benefits from a detached garage and driveway along with front and rear garden the latter of which enjoys a westerly aspect.

Situation

The property is situated in a location convenient for highly regarded schools both state and private, including Downsends, West Ashted, St Andrew's and St Peter's nearby.

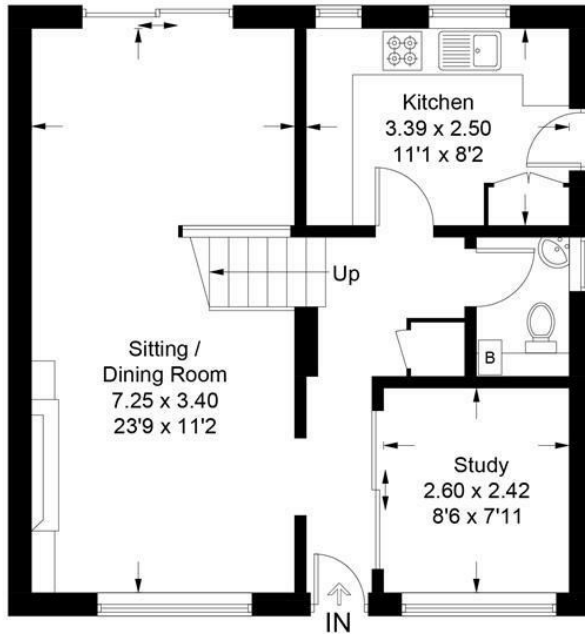
Shopping facilities close to hand include independent retailers on The Street in Ashted and Leatherhead, with services to London Waterloo and Victoria. Junction 9 of the M25 is within easy reach providing access to Heathrow and Gatwick International Airports.

The area abounds with acres of Greenbelt countryside within walking distance, ideal for walks, cycling and horse riding. Further recreational pursuits include golf at Tyrrells Wood and the RAC Country Club at Woodcote.

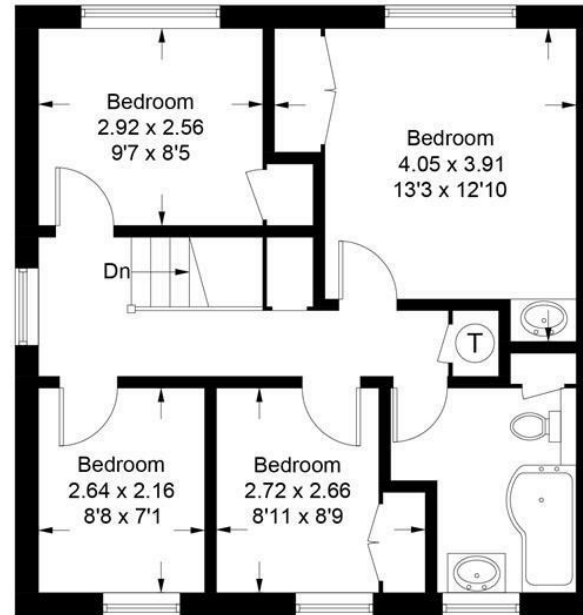
Tenure	Freehold
EPC	B
Council Tax Band	F
Upkeep of residents green	£55.00 from 03/24 to 03/25



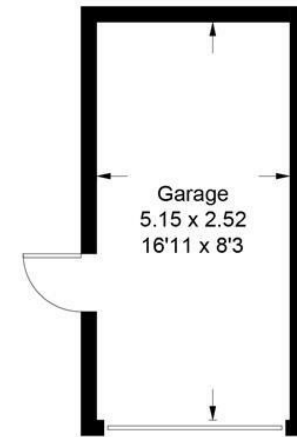
Approximate Gross Internal Area = 102.0 sq m / 1098 sq ft
Garage = 12.9 sq m / 139 sq ft
Total = 114.9 sq m / 1237 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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. (ID1152595)

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