



29 Woodbridge Avenue, Leatherhead, KT22 7QL
Guide price £500,000

 **3**  **1**  **1**  **D**

Recently refurbished to a very high standard, including a new boiler, an immaculately presented end of terrace family home with potential to extend (stpp), located in the popular town of Leatherhead, Surrey.

Current ground floor accommodation details an entrance lobby, good size living room with contemporary feature fireplace and deep downstairs storage cupboard, stunning kitchen/dining room with plenty of eye and base level storage cupboards and striking custom fitted Calacatta quartz worktops in light grey.

Upstairs there are three well proportioned bedrooms, the advantage of a lavish upstairs bathroom and access to the loft space, great for your additional storage needs.

To the rear you will find a beautifully landscaped rear garden with extended paved patio, a large lawn section, well maintained hedging, an additional rear stone chipped seating area, space for a shed and handy side access to the front of the property, where further investment has occurred with the addition of a brick block driveway with parking for approximately two cars.

Woodbridge Avenue is keenly located and benefits from having a Tesco Supermarket within walking distance, as well as a local parade of shops, hairdressers and cafe. Further into the main town there is a wider selection of shops, cafe's, restaurants and entertainment including a Waitrose, Lidl, Sainsbury's, Costa Coffee, Prezzo and the Thorndike Theatre, as well as mainly well supported local independent traders.





The area is also well known for its great selection of both state and public schools and is in fact a key reason for why people choose to relocate here. That coupled with the fluid transport links, including a mainline station, junction 9 of the M25 leading to both Gatwick and Heathrow Airports and connections via the A3, A24 and A217.



Ground Floor

First Floor

Woodbridge Avenue, Leatherhead

Total Area: 71.1 m² ... 765 ft²

FOR ILLUSTRATIVE PURPOSES ONLY.

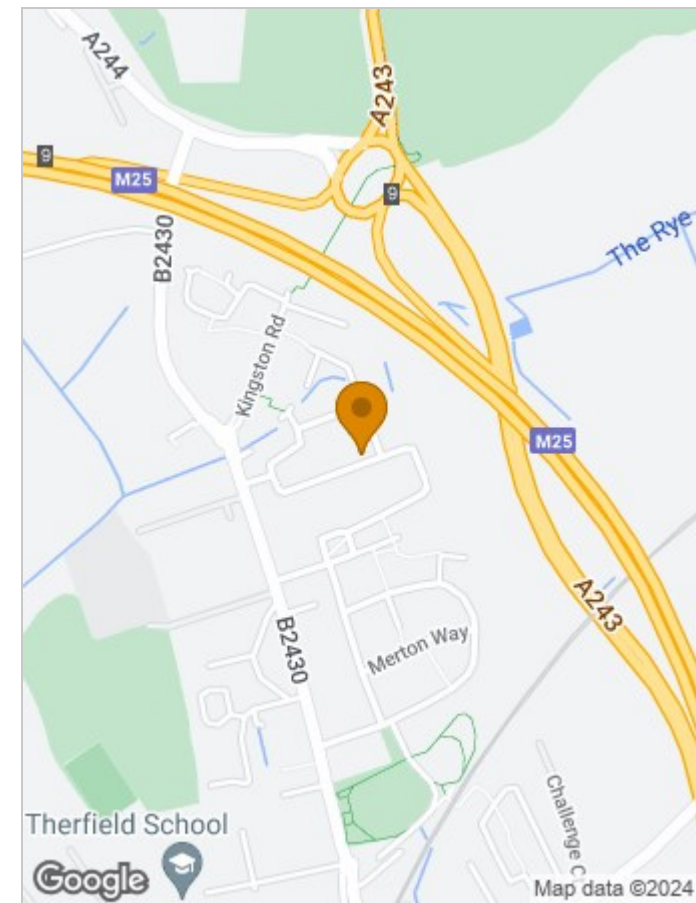
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

© Still Moving London LTD (www.stillmoving.london)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 01372 303703

Email: guide@markcoysh.co.uk