



4 Magazine Place, Leatherhead, KT22 8AZ
Guide price £450,000

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NO ONWARD CHAIN.

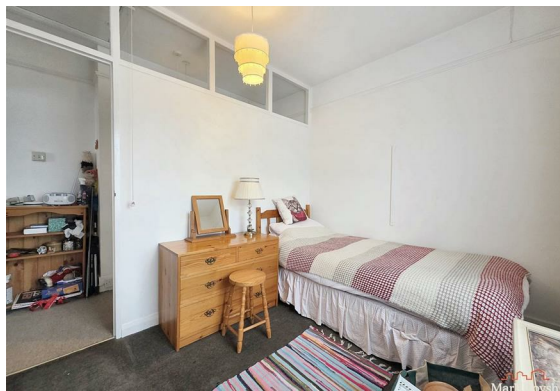
A semi-detached period cottage nestled in a quiet residential backwater, located in the popular town of Leatherhead, Surrey.

Requiring some modernisation throughout, the current ground floor layout includes an entrance lobby, a light bright living room with angled bay window, a good size formal dining room with under stair storage and a fitted kitchen with rear access to the garden. There is huge potential to open up and slightly extend the back section of the house, if your preference is for an open plan kitchen/dining room.

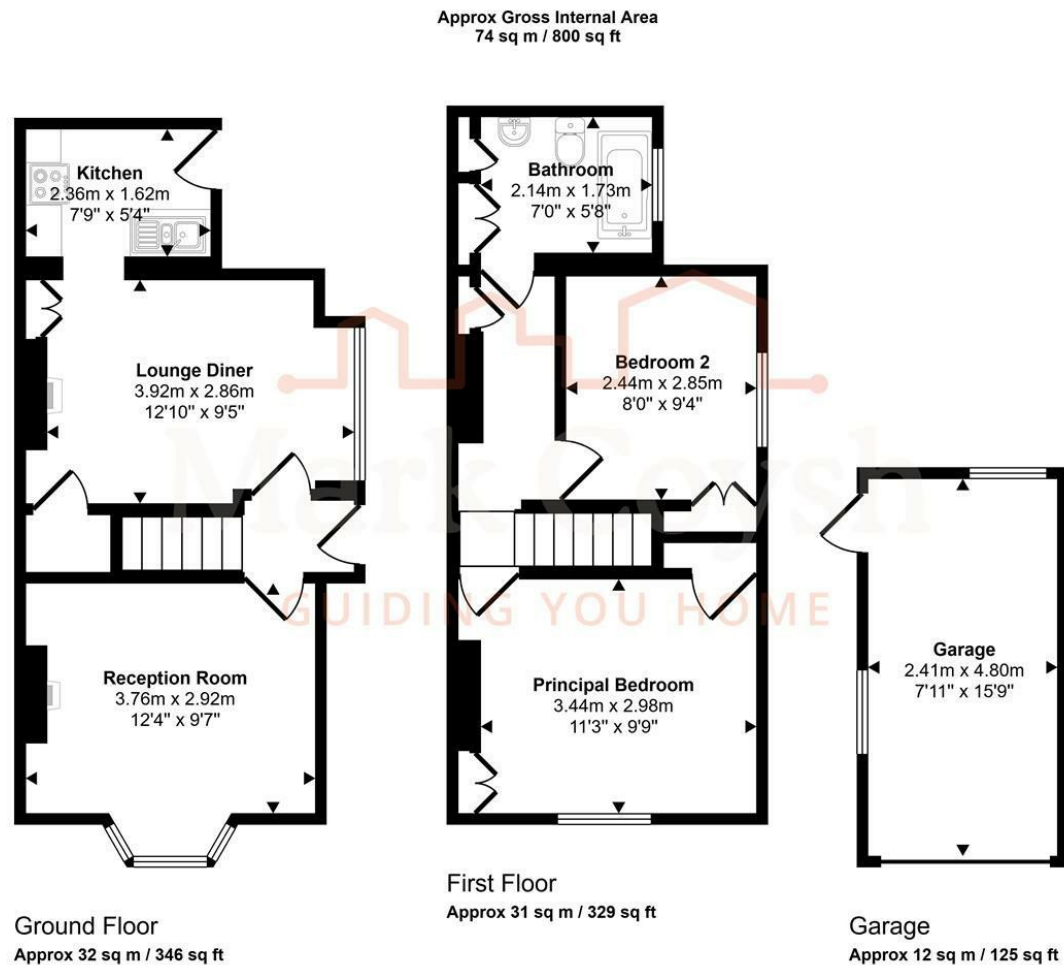
Upstairs there is a good size landing with access to the loft space, two double bedrooms both with fitted cupboards and a bathroom with lots of natural light.

Outside there is a mature and secluded garden, with side access to the detached garage which has off street parking to the front.

Magazine Place is superbly located, within comfortable reach of the town centre, the mainline station, junction 9 of the M25 and several of our most highly sought after schools. If outdoor pursuits are on you must have you are spoilt for choice, with the banks of the River Mole being at the bottom of the town, as well as the glorious walks on hand at Norbury Park, Box Hill, Headley Heath, the world famous Epsom Downs and so so many more.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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			
(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	