







## RIVER LANE

LEATHERHEAD, KT22 0AU

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**A 3 Bedroom Character Semi Detached House With Excellent Frontage**  
**Great Potential For Extension, subject to planning**  
**Approximately one mile to Leatherhead Station & Town**  
**Views over Countryside/Fields**

**Immediate Vacant Possession**  
**Three Bedrooms • Entrance Hall**  
**Living Room • Shower Room**  
**Detached Garage • Wide Frontage**  
**Gas Central Heating To Radiators**  
**Generous Size Plot**  
**In Need Of Modernisation**

A 3 BEDROOM CHARACTER SEMI DETACHED HOUSE situated on a generous size plot extending to approximately 133ft overall with ample parking and great potential to extend, subject to planning. The property is in need of modernisation and is approached via a single track with views over countryside yet is situated only approximately one mile from Leatherhead town centre and station. Leatherhead Town Centre offers an excellent selection of shopping facilities including Waitrose Store, Swan Centre Shopping Complex, Post Office, Public Library, several Pubs and Restaurants whilst Leatherhead main line station which is also within walking distance provides regular services into Central London (Waterloo/Victoria).





## GROUND FLOOR

### ENTRANCE HALL

with double glazed front door, stairs rise, door to:

**LIVING ROOM** 13'7" × 12'6" (4.14m × 3.81m)  
radiator, double glazed window, part shelved understairs storage cupboard, fitted gas fire, double cupboard to side, fitted display shelves above, heating thermostat control, door to :

**KITCHEN/BREAKFAST ROOM** 11'8" × 8'4" (3.56m × 2.54m)  
fitted with a range of light wood effect fronted wall and floor units with contrasting work surfaces, inset one half bowl single drainer stainless steel sink unit with mixer tap, part tiled walls, built in eye level stainless steel Baumatic oven, appliance space, space for washing machine, breakfast bar, stainless steel Baumatic 4 ring gas hob, stainless steel chimney style cooker hood over, door to:

**CONSERVATORY** 10'5" × 7'5" (3.17m × 2.26m)  
double glazed windows and double glazed doors to garden.

### SHOWER ROOM

white suite comprising fully tiled shower cubicle, thermostatic shower unit, shower screen & door, vanity unit, inset wash hand basin, double cupboard under, part tiled walls, corner medicine cabinet, sliding door to low level w.c., radiator.

## FIRST FLOOR

### FIRST FLOOR LANDING

access to loft, door to:

**BEDROOM 1** 13'7" × 10'3" (4.14m × 3.12m)  
front aspect, double glazed window, radiator, built in double wardrobe.

**BEDROOM 2** 10'9" × 8'8" (3.28m × 2.64m)  
max, built in airing cupboard housing lagged hot water cylinder, wall mounted Baxi gas fired boiler.

**BEDROOM 3** 8'6" × 7'8" (2.59m × 2.34m)  
fitted double wardrobe, double cupboard above.

## OUTSIDE

**DETACHED GARAGE** 17'9" × 9'8" (5.41m × 2.95m)  
up and over door, power and light.

### FRONT GARDEN

wide frontage, mainly laid to lawn with apple trees, conifers and tarmac driveway providing ample parking.

### REAR GARDEN

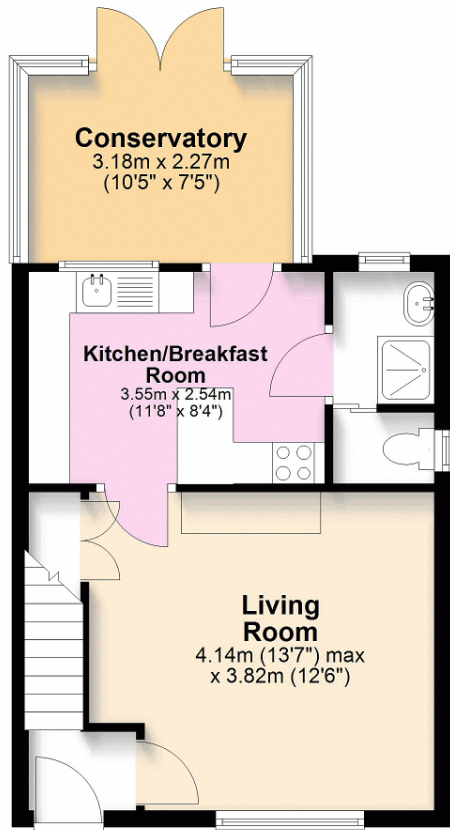
the garden extends to the rear and side with paved patio, two garden sheds, outside tap, conifers and evergreens. There is ample space at the side to extend, if desired, subject to the usual planning consents.





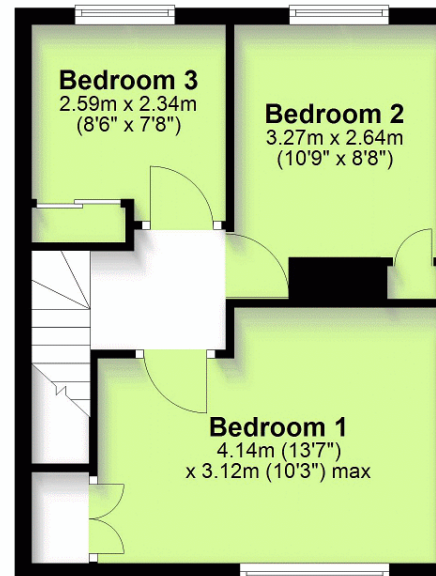
## Ground Floor

Approx. 55.4 sq. metres (595.9 sq. feet)



## First Floor

Approx. 32.6 sq. metres (350.4 sq. feet)



Total area: approx. 87.9 sq. metres (946.3 sq. feet)

Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains gas, electricity, water and drainage are all connected to the property.

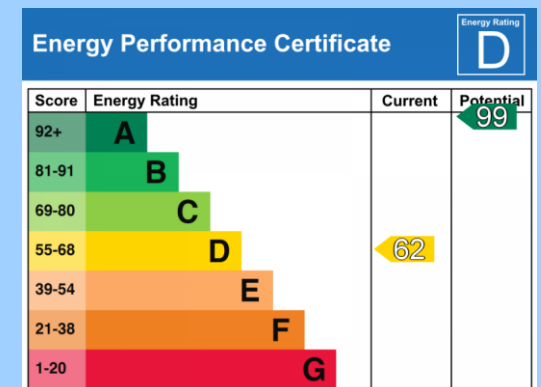
Note 3 - Mole Valley District Council.

Directions :- From Leatherhead station proceed out of town on the A245, Randalls Road. Continue for approx 0.75 mile, over the traffic lights and turn left into River lane just before the roundabout. The house will be found after a short distance on the right hand side.

**VIEWING STRICTLY BY APPOINTMENT ONLY  
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**BOOKHAM SALES OFFICE**  
11 HIGH STREET, BOOKHAM, KT23 4AA

**01372 457011**  
sales@hes-bookham.co.uk



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