



**3 BEDROOM SEMI**

**SIDE EXTENSION POTENTIAL**

**LOUNGE & KITCHEN/DINER**

**BOLD CORNER PLOT**

**UPSTAIRS BATHROOM**

**NO ONWARD CHAIN**

Christies Residential are pleased to offer for sale this 3 double bedroom semi detached house situated on a bold corner plot and offered for sale with no onward chain. Originally built by the local authority the property benefits from: recent redecoration, downstairs WC, 19' lounge, 12' x 11' fitted kitchen/dining room, upstairs family bathroom, own driveway and gardens to 3 sides offering side/rear extension potential.

**Randalls Crescent, Leatherhead,  
Surrey, KT22 7NP**

**£ 475,000**



## Gas Central Heating Via Radiators

With approx 6 month old boiler

## Entrance Hall

Via double glazed door. Leaded double glazed flank window. Laminated flooring. Under stairs cupboard.

## Downstairs WC

Single glazed window. Low level WC.

## Lounge

18' 11" X 12' 2" (5.79m X 3.73m)

Dual aspect double glazed windows (leaded to front)  
Laminate flooring. Open fireplace.

## Fitted Kitchen/Dining Room

12' 5" X 11' 7" (3.81m X 3.55m)

Range of country style wall & base units with inset 1 & 1/2 stainless steel sink unit. Fitted electric cooker. Built in gas hob with extractor over. Freestanding fridge/freezer. Cupboard housing washing machine and wall mounted boiler.(6 months old) Space for dining room table and chairs. Double glazed window and door over looking rear garden. Ceramic tiled floor.

## First Floor Landing

Leaded double glazed flank window. Loft access.

## Bedroom 1

12' 4" X 10' 4" (3.76m X 3.17m)

Double glazed window over looking rear garden.

## Bedroom 2

12' 4" X 11' 6" (3.76m X 3.53m)

Double glazed window over looking rear garden.

## Bedroom 3

10' 0" X 7' 4" (3.05m X 2.26m)

Leaded double glazed window to front aspect.

## Family Bathroom

Leaded double glazed window. Part tiled walls. Matching suite comprising: panel enclosed bath with wall mounted shower and screen, wash hand basin & low level WC. Heated towel rail.

## OUTSIDE

### Front Garden

Hedge surrounding lawn offering seclusion. Iron gate with pathway to front door.

### Side Garden

Hedge surrounding lawned area.

### Own Driveway

Via wrought iron gates with off street parking from Cleeve Road.

### Rear Garden

Patio area. Brick built shed. Mainly laid to lawn with flower borders and wood panel fencing. Hedgerows to the side offering seclusion. Timber shed. Decked patio area to rear.

## COUNCIL TAX

Band 'D' Mole Valley

## Tenure

Freehold

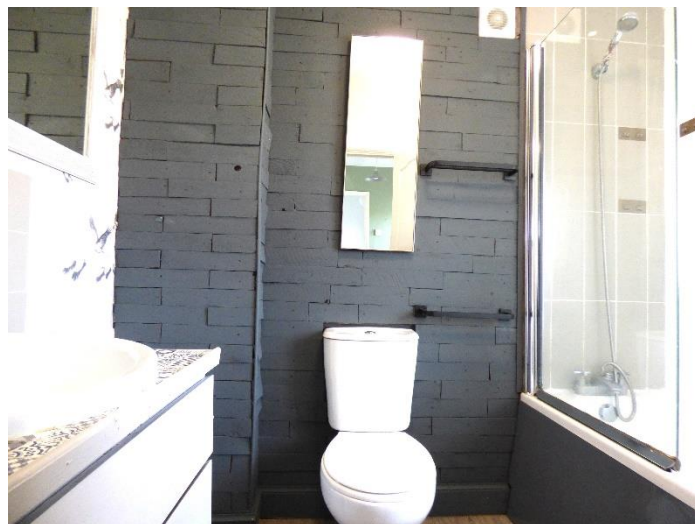
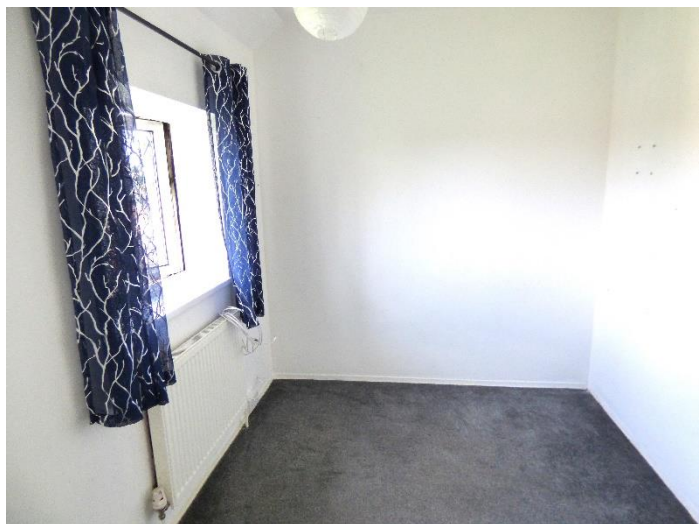




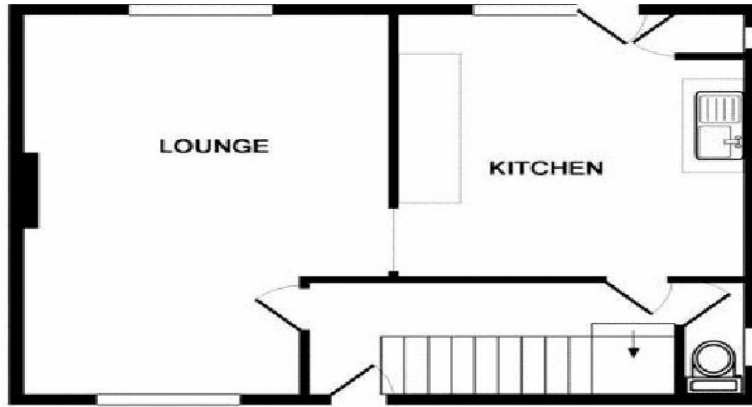
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>	
(81-91) <b>B</b>		(91-91) <b>B</b>	
(69-80) <b>C</b>		(89-80) <b>C</b>	
(55-68) <b>D</b>		(86-68) <b>D</b>	
(39-54) <b>E</b>		(80-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

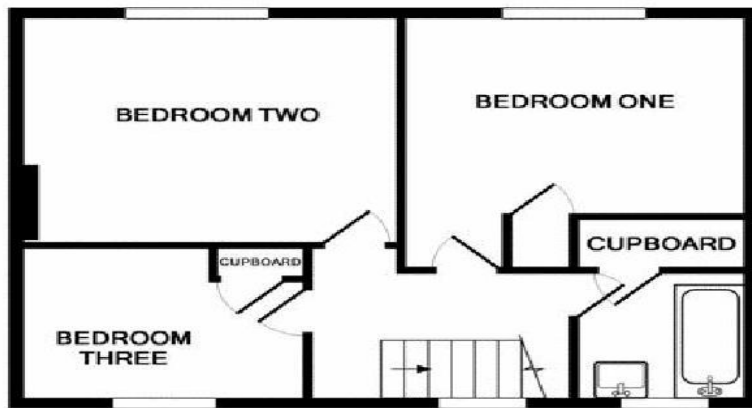
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**IMPORTANT NOTES - PLEASE READ**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.



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