



**DOUBLE STOREY EXTENDED**  
**2 DOUBLE BEDROOMS**  
**2 RECEPTIONS + 17' KITCHEN**

**17' LUXURY UPSTAIRS BATHROOM**  
**LOFT ROOM**  
**80' REAR GARDEN**

**Christies Residential are pleased to offer for sale this double storey extended 2 double bedroom Victorian end of terrace cottage. Built in 1898 the property has many original features such as fireplaces and stripped wood flooring and benefits from: no onward chain, two large reception rooms, 17'10" extended fitted kitchen, landing with corridor to bedroom 2 and 17' luxury family bathroom. Loft room via pull down ladder. Front & 80' mature rear garden with shed.**

**Kingston Road, Leatherhead, Surrey,  
KT22 7PZ**

**Offer Over £425,000**

### Entrance Hall

Via wood door to side of property. Stripped wood floor.

### Lounge

14" X 12.9" (4.27m X 3.93m)

Double glazed bay window. Feature fireplace with fitted coal effect gas fire. Pine meter cupboard. Carpeted over stripped wood floor.

### Dining Room

12.8" X 11.8" (3.9m X 3.6m) Double glazed window overlooking rear garden with fitted blind. Stripped wood floor. Feature fireplace with fitted coal effect gas fire. Space for dining room table & chairs. Under stairs storage cupboard.

### Fitted Kitchen

17.1" X 7.11" (5.21m X 2.17m)

Range of fitted wall & base units. Double bowl sink unit with mixer tap below double glazed window. Freestanding fridge/freezer, washing machine & dishwasher. Built electric fan oven. Integrated gas hob with cooker hood above. Stable door to rear garden. Feature frosted windows. Quarry tiled floor.

### First Floor Landing

Via carpeted staircase. With Corridor to Bedroom 2 & bathroom. Stripped wood floor.

### Loft Room

Via fold down wooden ladder. Two double glazed Velux windows. Eaves storage cupboard. Carpeted

### Bedroom 1

12.8" X 12" (3.9m X 3.66m)

Double glazed window to front aspect with fitted blind. Carpet over stripped wood floor. Fitted cupboard. Original cast iron Victorian fireplace.

### Bedroom 2

11.8" X 9.7" (3.6m X 2.96m)

Double glazed window overlooking rear garden with fitted blind. Carpet over stripped wood floor.

### Luxury Family Bathroom

17.2" X 7.1" (5.24m X 2.16m)

Frosted double glazed window with fitted blind. Matching white suite comprising panel enclosed bath, w ash hand basin, low level WC and additional walk-in double shower cubicle with fitted power shower. Sunken lighting. Heated towel rail. Airing cupboard with water tank. Ceramic tiled floor. Original Victorian cast iron fireplace.

### Front Garden

With attractive iron railings to front. With pathway to side door. Gate to rear garden

### Rear Garden

80" (24.38m) Approx Patio.

Mature gardens with eating cherry and apple trees. Grapevines. Second patio to rear with Pergola over. Shed to rear with electric socket and light.

### LOCAL AUTHORITY

Mole Valley District Council

### COUNCIL TAX

Band D

### TENURE

Freehold

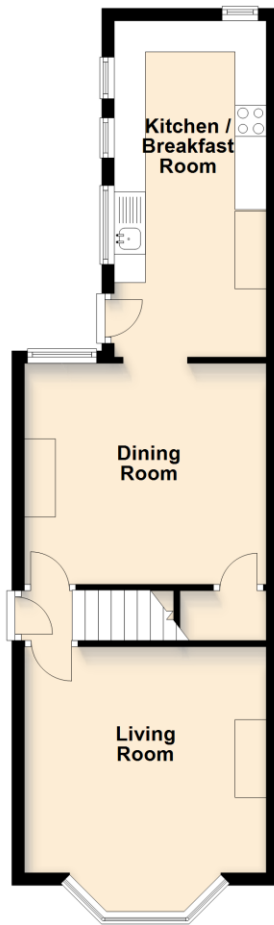




	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

### Ground Floor

Approx. 45.6 sq. metres (490.6 sq. feet)



### First Floor

Approx. 45.2 sq. metres (486.5 sq. feet)



Total area: approx. 90.8 sq. metres (977.1 sq. feet)

Please note that this floorplan is not to scale and is for illustrative purposes only.  
Plan produced using PlanUp.

### 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.



sales@christiesmail.co.uk  
lettings@christiesmail.co.uk

1 Hazel Parade, Penrose Road, Fetcham, Leatherhead, Surrey, KT22 9PY

www.christiesresidential.co.uk

Telephone: 01372 362555