



2 BED VICTORIAN COTTAGE
PRIVATE CUL-DE-SAC
30' REAR GARDEN

2 RECEPTIONS + FITTED KITCHEN
FEATURE CAST IRON FIREPLACES
UPSTAIRS FAMILY BATHROOM

Christies Residential are pleased to offer for sale this two bedroom Victorian cottage situated in a private Cul-De-Sac just a short walk from Leatherhead high street and mainline station. The property benefits from: gas central heating via radiators with 'Vaillant' boiler, double glazing, two receptions with stripped wood flooring, several feature cast iron fireplaces, separate fitted kitchen, upstairs family bathroom and a secluded 30' courtyard garden.

**Byron Place, Leatherhead,
Surrey, KT22 8AX**

£415,000

Lounge

11.2" X 11" (3.41m X 3.35m)

Via double glazed door. Double glazed window.
Feature cast iron fireplace. Stripped wood flooring.

Lobby

With Cloaks cupboard. Stripped wood flooring.

Dining Room

11.2" X 10.11" (3.41m X 3.08m)

Double glazed window overlooking rear garden.
Fitted storage cupboards. Stripped wood flooring.

Fitted Kitchen

8" X 6" (2.44m X 1.83m)

Double glazed window overlooking rear garden.
Range of fitted wall and base units with inset
stainless steel sink. Built in electric oven and gas hob
with extractor over. Freestanding washing machine
and fridge. Door to rear garden.

First Floor Landing

Access to loft via pull down ladder.

Bedroom 1

11.5" X 10.11" (3.51m X 3.08m)

Double glazed window to front aspect. To each side
of the cast iron fireplace are two fitted wardrobes,
one shelved, the second with hanging rail with
storage cupboards over.

Bedroom 2

11.7" X 6.7" (3.57m X 2.04m)

Double glazed window overlooking rear garden.
Feature cast iron fireplace.

Family Bathroom

Obscure double glazed window. Matching white suite
comprising panel enclosed bath with wall mounted
mixer shower, wash hand basin and low level WC.
Part tiled walls with towel rail & mirror. Vinyl flooring.

Front Garden

Via attractive railings with gate and pathway to front
door.

Secluded Courtyard Rear Garden

30" (9.14m)

With mature bushes. Outdoor tap. Timber shed.

Boiler Cupboard

Housing wall mounted Vaillant boiler (approx. 4 years
old).



TENURE
Freehold

Local Authority Mole Valley District Council

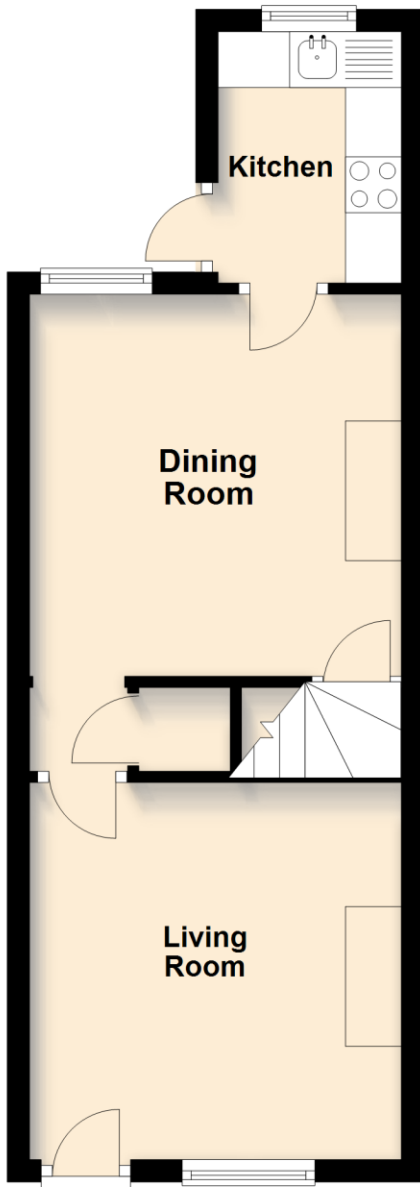
Council Tax
Band D



	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

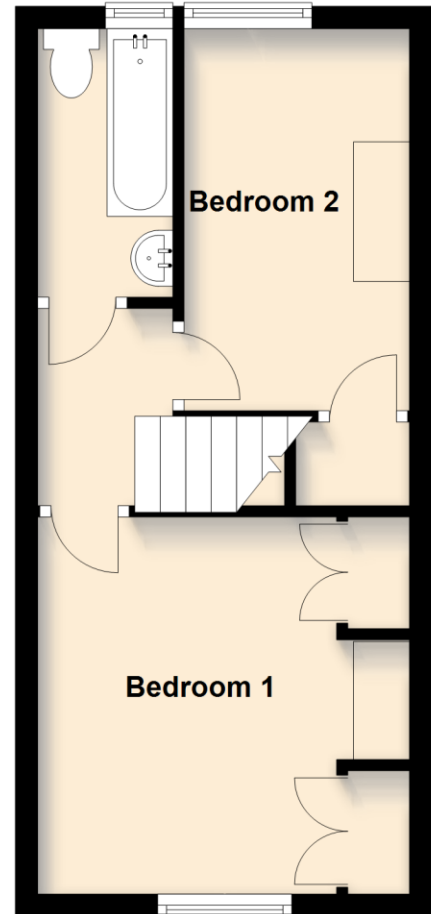
Ground Floor

Approx. 29.6 sq. metres (319.0 sq. feet)



First Floor

Approx. 25.8 sq. metres (277.5 sq. feet)



Total area: approx. 55.4 sq. metres (596.4 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.



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