



HENSHAWS



Oak Lodge, Highlands Road,
Leatherhead, Surrey, KT22 8NJ

£1,299,950 Freehold

Directions

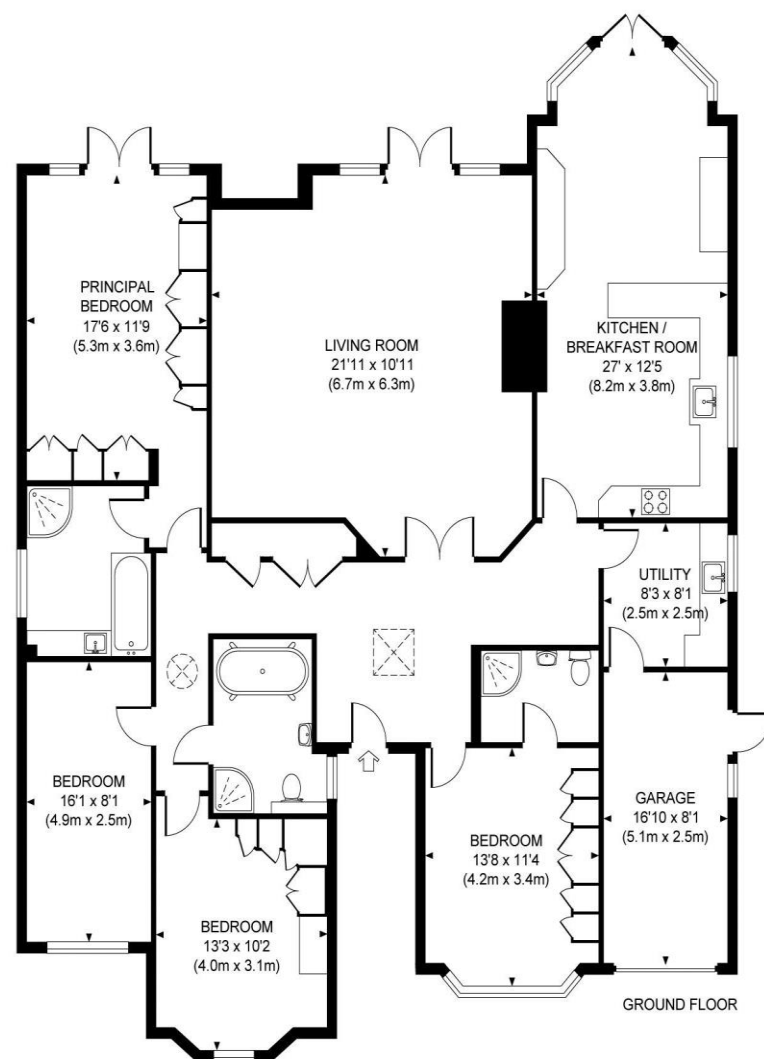
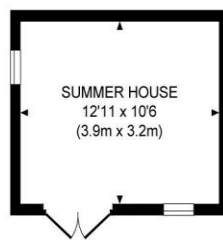
From our office in Great Bookham proceed to the top of the High Street turning left onto the A246 Guildford Leatherhead Road. Proceed along and at the 2nd roundabout take the first exit onto the Dorking Road / B2450 turn right into Highlands Road B2033 continue along and the entrance to Oak Lodge can be found a short way along on the right hand side with Oak Lodge itself to be found on the right hand side.

Local Authority

Mole Valley District Council Tel: 01306 885001
Council Tax Band: G



Approximate Gross Internal Area
2062 sq ft / 191.6 sq m
Approximate Gross Internal Area Outbuildings
134 sq ft / 12.5 sq m
Total Gross Internal Area 2196 sq ft / 204.1 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ref: 11.23.3987

www.henshaws.net



Bookham Office
Rayleigh House
32 High Street
Great Bookham
Tel: 01372 450255
Email: bookhamoffice@henshaws.net

Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

Oak Lodge, Highlands Road, Leatherhead, Surrey, KT22 8NJ

A particularly spacious and well-presented 4 bedroom detached bungalow situated in a sought after private cul de sac offering an excellent size westerly rear garden and situated within easy reach of Leatherhead town centre. NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in 2007 this highly desirable bungalow has been well maintained over a number of years and also offers particularly well-proportioned accommodation throughout. Currently this consists of an excellent size lounge with a central feature fireplace and French doors opening on to the lovely rear garden, well-appointed kitchen/dining room providing a comprehensive range of matching eye and base level units together with ample granite work surfaces and space for a dining table with French doors to rear, separate utility, 4 bedrooms, 2 with ensuite facilities in addition to a family bathroom. The property itself is approached via a block pavia driveway giving an excellent amount of off street parking which in turn leads to an attached garage. There are then well maintained gardens to both front and rear with the latter providing a paved sun terrace leading onto an excellent expanse of lawn screened to all sides by a profusion of well stocked flower and shrub beds and mature trees. In addition there is also a timber constructed summer house and in total the garden extends to 83.4ft x 57.2ft (25.1m x 17.4m) benefitting from a sunny westerly aspect.



SITUATION

The property is located in a highly desirable private cul de sac within easy reach of Leatherhead town centre which offers a good range of local amenities including a shopping centre, two supermarkets and a number of restaurants and public houses. Also close by are excellent schools both in the state and private sector. Leatherhead train station provides a commuter service into London Waterloo and Victoria (45 mins) and the M25 can be reached at Junction 9 giving good motorway access to both Heathrow and Gatwick airports. Surrounding the town is some delightful countryside much of which is National Trust owned offering lovely walks and views.

