



 **patrick  
gardner**  
RESIDENTIAL

73 Copthorne Road, Leatherhead, Surrey, KT22 7EE

Price Guide £599,950





- 1920's BUILT DETACHED HOUSE
- 3 EXCELLENT BEDROOMS
- CONSERVATORY
- REFURBISHED KITCHEN WITH APPLIANCES
- CAR PORT AND DETACHED GARAGE
- MANY ORIGINAL FEATURES
- 2 RECEPTION ROOMS
- CLOAKROOM
- MODERN BATHROOM SUITE
- END OF CHAIN



## Description

A fine example of a 1920's detached house with high ceilings and many original features including fireplaces, picture rails and door furniture.

The property sits on a good size plot with approximately 85' of lawned garden to the rear and a long driveway and car port (about 30' long) leading to a brick built detached garage.

With double glazing and gas central heating, the spacious interior includes 2 large reception rooms, hallway with cloakroom, double glazed conservatory and refurbished tiled and fitted kitchen with integrated oven, fridge and freezer.

On the first floor, there are 3 very good bedrooms and bathroom with modern white suite including large shower enclosure.

The rear garden is mainly lawned with patio and a well screened outlook. End of chain.

<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	F

## Situation

Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose Local and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town.

The main line railway station offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is only a two-minute drive away, providing easy access to both. Gatwick and Heathrow Airports.

There is a wide range of quality private and state schooling in the general area. Private schools include St. John's in Leatherhead, Downsland Prep School, City of London Freeman's School in Ashted and state schools include St Andrew's RC School and Therfield Secondary School, both in Leatherhead.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts farm and Epsom Downs where the famous Derby is held. There are numerous golf clubs close by including The RAC Country Club in Epsom and in Leatherhead Tyrrells Wood Golf Club and Beaverbrook with its world class golf course set in 400 acres.



Approximate Gross Internal Area = 113.4 sq m / 1221 sq ft  
Garage = 11.0 sq m / 118 sq ft  
Total = 124.4 sq m / 1339 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID956244)  
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