



13 Kingston Avenue, Leatherhead, Surrey, KT22 7HY

Price Guide £850,000



- DETACHED FAMILY HOUSE - NO CHAIN
- TWO RECEPTION ROOMS
- MASTER BEDROOM WITH EN SUITE
- HOME OFFICE/GYM WITH WIFI
- SHORT WALK TO SCHOOLS & STATION
- FOUR DOUBLE BEDROOMS
- 25'11 KITCHEN DINING ROOM
- * PLANNING TO EXTEND
- SOUTH WEST FACING GARDEN
- ELECTRIC CAR CHARGING POINT

Description

This delightful detached four bedroom house offers stylish family accommodation whilst set on a sunny 70' South West facing plot. * Planning permission granted should a growing family wish to extend- "Erection of part single-storey and part two-storey rear/side extension" MO/2020/0227

A covered porch leads through to an 'L'-shaped hall with coats hanging space and downstairs cloakroom. There are two reception rooms including a delightful double aspect sitting room and family/play room which also opens to the Kitchen dining room. The 25'11 kitchen with oak flooring has recently been refitted to include integrated appliances, flush fitted cabinets, large central island with breakfast bar and double doors to the rear terrace. Upstairs, a galleried landing leads to the master bedroom with en suite shower, three further double bedrooms and large family bathroom.

Outside, there is off street parking for two cars with gated side access leading to a superb landscaped rear garden. A superb rear terrace has steps to a level lawn part edged with sawn sleepers and leading to a smart garden cabin/home office with Wifi and power.

Conveniently for a purchaser there is no onward chain

Situation

Leatherhead town offers a comprehensive range of shopping facilities including the partly covered Swan Shopping Centre, theatre, Waitrose Local in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is located on the edge of the town at Fetcham Grove.

The main line railway station offers fast and frequent services north to London termini and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is north of Leatherhead and provides access to the national motorway network together with Gatwick and Heathrow International Airports.

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

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned.

Tenure

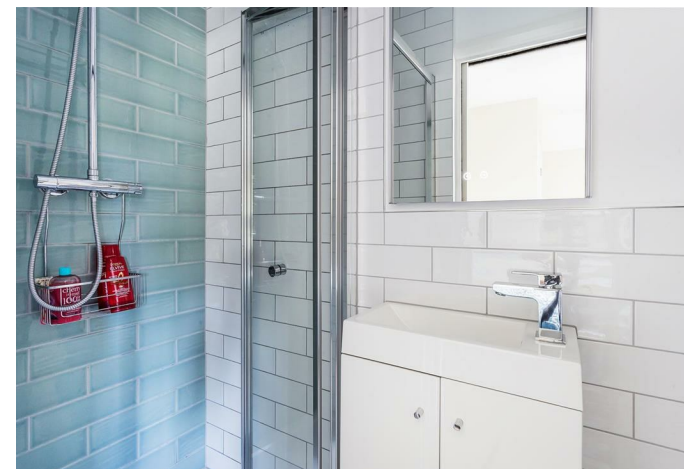
Freehold

EPC

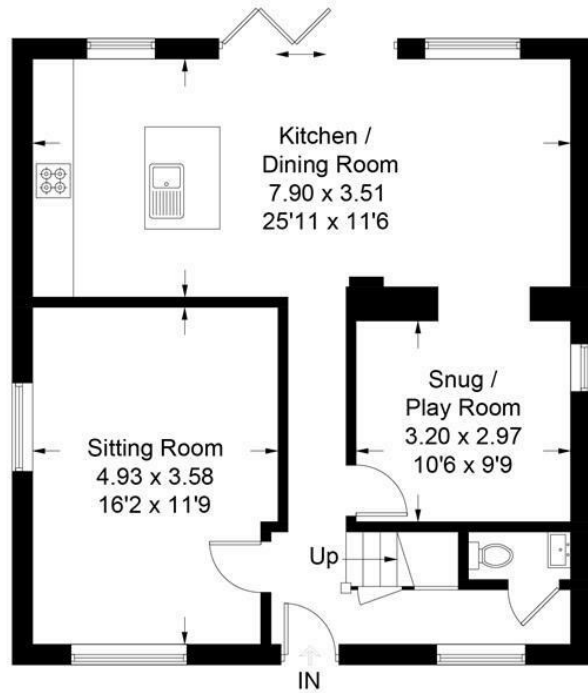
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Council Tax Band

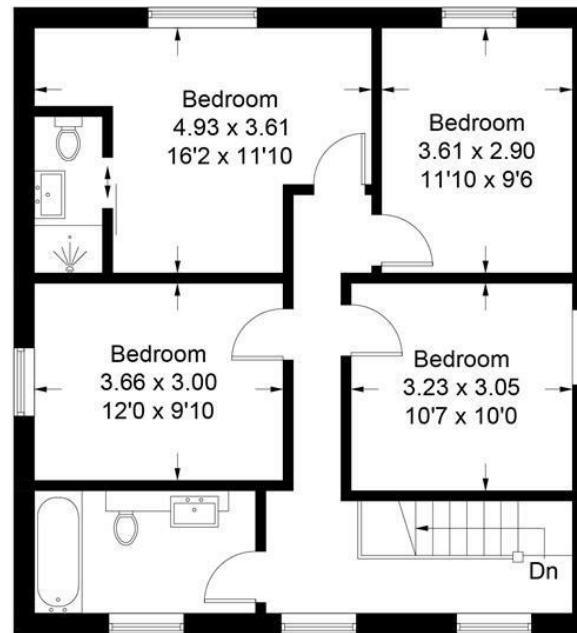
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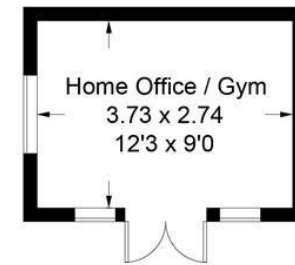
Approximate Gross Internal Area = 136.4 sq m / 1468 sq ft
 Gym / Store = 10.3 sq m / 111 sq ft
 Total = 146.7 sq m / 1579 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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. (ID906281)
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