



14 Daymerslea Ridge, Leatherhead, Surrey, KT22 8TF

Price Guide £750,000



- DETACHED BUNGALOW
- NICELY PRESENTED THROUGHOUT
- FAMILY BATHROOM
- KITCHEN & SEPARATE UTILITY ROOM
- WALK TO TOWN/SCHOOLS
- POTENTIAL FOR LOFT CONVERSION
- 2 DOUBLE BEDROOMS (ONE ENSUITE)
- SPACIOUS OPEN PLAN LIVING ROOM
- DOUBLE GLAZING AND GFCH
- WESTERLY ASPECT REAR GARDEN

## Description

This extended and nicely presented detached bungalow is set towards the head of this favoured cul-de-sac. The property when purchased by the present owner offered 3 bedrooms but has since been remodelled to offer two bedrooms (one with ensuite dressing room and shower room) and a spacious open plan sitting room/dining room arrangement with bi-fold doors leading out onto a large decked area forming part of it's attractive westerly aspect facing rear garden.

The entrance hall, reception spaces, kitchen, utility room and bathrooms all benefit from tiled floors whilst the bedrooms are carpeted. The open plan living space is bright and spacious and benefits from an open fire place. Accessed from the Kitchen is the Utility Room which has a door to the Outside. The Kitchen is beautifully appointed with two tone facing wall and base units which incorporate an array of integrated appliances.

The Rear Garden enjoys a sunny aspect is comprises a large decked terrace with adjoining paved patio and lawn area. To the front is off road parking set before the attached garage.

Similar properties in this road have been extended into the roof space, so it would appear that subject to the necessary local authority consents that this would also be possible at no.14.

## 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 terminals 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 motorway together with 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, 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. Nearby is Epsom Downs where the famous Derby is held. There are numerous golf clubs close by include The RAC Country Club at Epsom and in Leatherhead Tyrrells Wood Golf Club and the Beaverbrook Luxury Private Members Club with its world class golf course set in 400 acres.

**Tenure**

Freehold

**EPC**

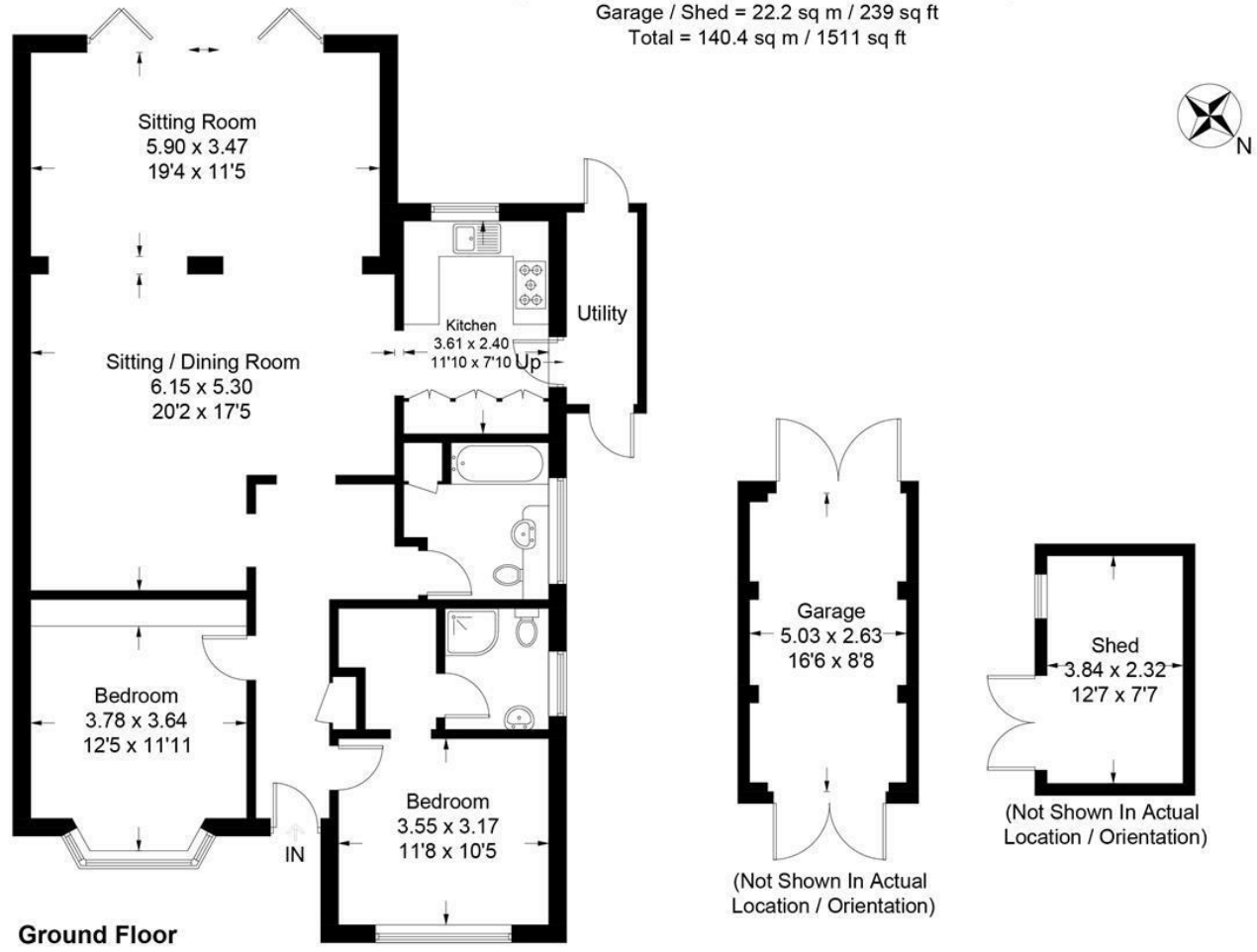
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**Council Tax Band**

F



Approximate Gross Internal Area = 118.2 sq m / 1272 sq ft  
 Garage / Shed = 22.2 sq m / 239 sq ft  
 Total = 140.4 sq m / 1511 sq ft



Ground Floor

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. (ID994850)  
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