



7 Byron Place, Leatherhead, Surrey, KT22 8AX

Price Guide £385,000



- VICTORIAN HOUSE (843 sq.ft)
- TWO RECEPTION ROOMS
- DOWNSTAIRS BATHROOM
- COURTYARD GARDEN
- 10 MINUTE WALK FROM STATION
- TWO / THREE BEDROOMS
- KITCHEN
- OPPORTUNITY TO REFURBISH
- ON STREET PARKING
- NO CHAIN

Description

With a superb opportunity for refurbishment and to 'put ones own stamp on it', this delightful two/three bedroom Victorian house is situated in a quiet cul-de-sac just a short walk from the high street and 10 minutes walk from the station.

The accommodation comprises a Sitting Room with fireplace, Dining room with useful under stairs cupboard, Kitchen and downstairs bathroom. Upstairs there are two double bedrooms and third single bedroom which could be also be ideal for home office/nursery or ensuite bathroom

Outside, there is on street parking, generally the residents park outside their own houses. The rear courtyard garden has a North Westerly aspect and has a right of way across the rear gardens of 5 and 3 Byron Place.

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 national motorway network together with Gatwick and Heathrow Airports.

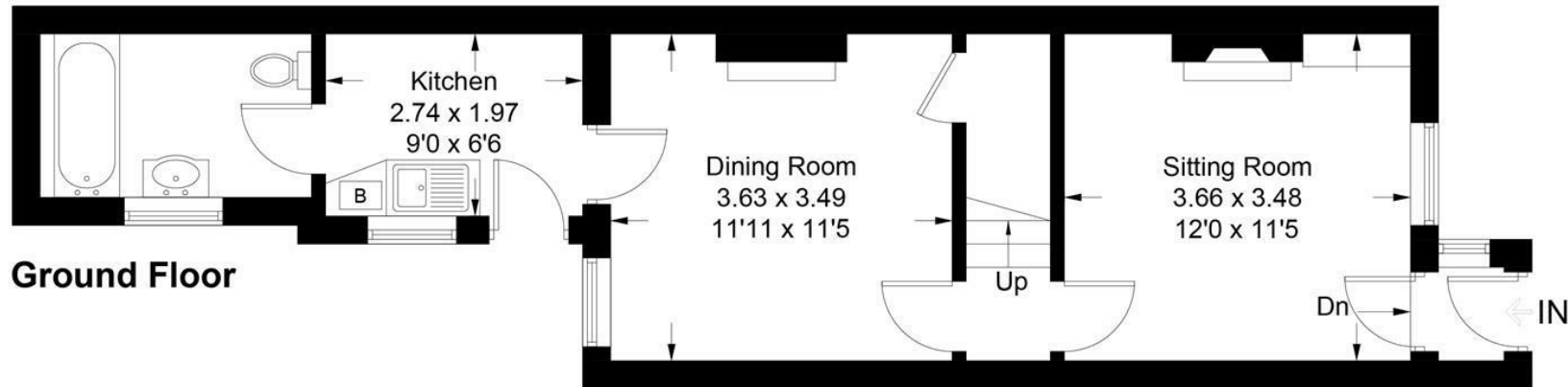
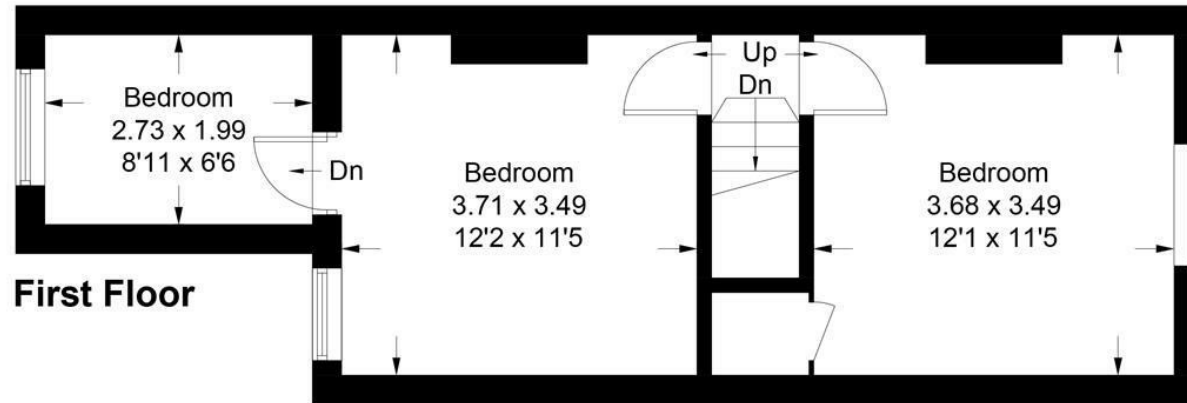
There is a wide range of quality private and state schooling in the general area. Private schools include St. John's in Leatherhead, Downsend Prep School, City of London Freeman's School in Ashted and state schools include St Andrew's RC School and Therfield Secondary School.

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

Tenure	Freehold
EPC	E
Council Tax Band	D



Approximate Gross Internal Area = 78.3 sq m / 843 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. (ID918781)
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