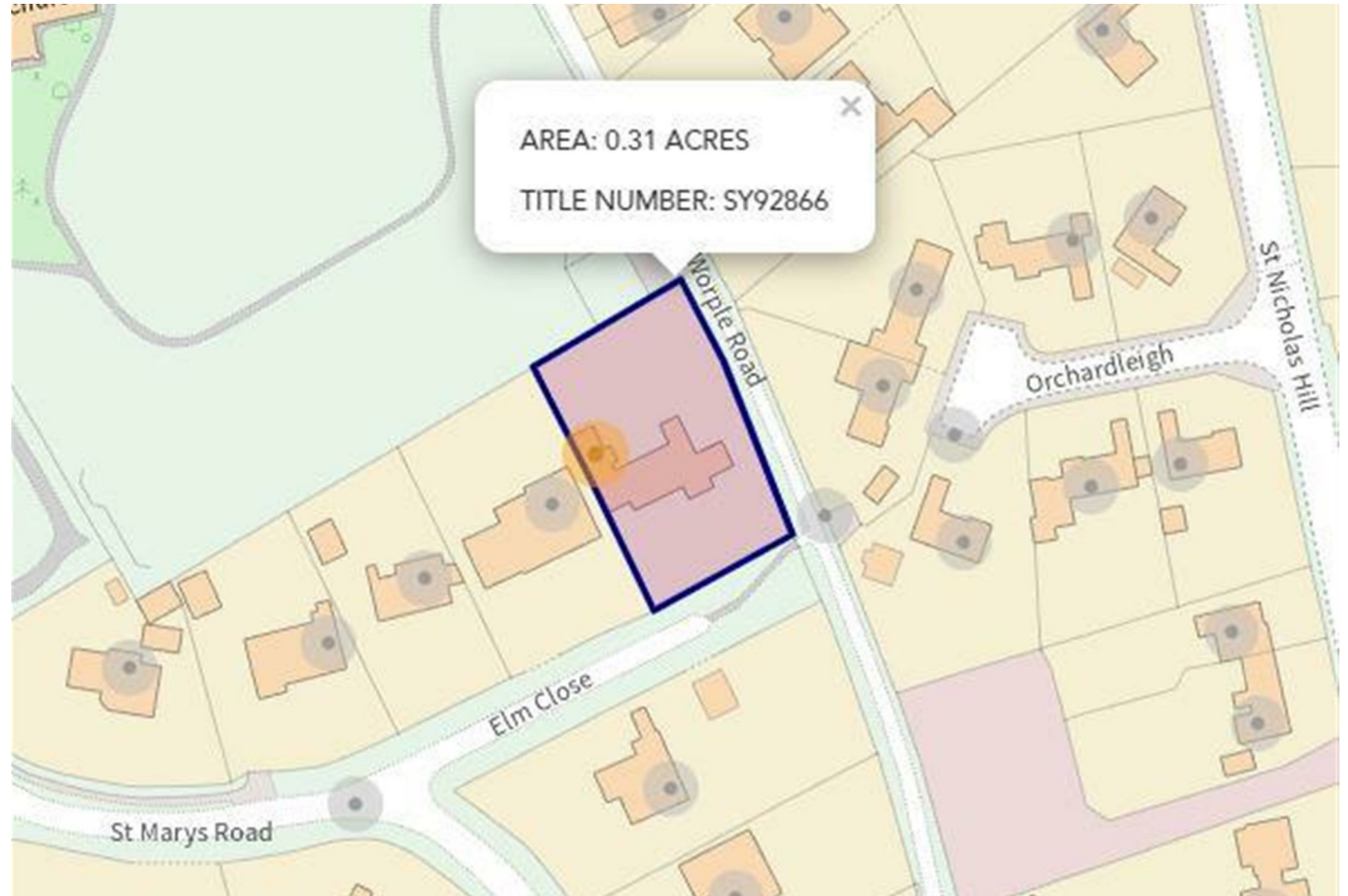




3 Elm Close, Leatherhead, Surrey, KT22 8HA

Price Guide £1,150,000



- DETACHED BUNGALOW
- 0.31 ACRE PLOT
- 2058 SQ.FT.INCL.GGE
- TWO LARGE RECEPTION ROOMS
- 44' DOUBLE GARAGE
- PRIME RESIDENTIAL LOCATION
- SCOPE FOR REBUILD OR EXTENSION (STPP)
- THREE BEDROOMS
- KITCHEN BREAKFAST ROOM
- NO CHAIN

Description

A rarely available detached bungalow situated on this much admired private road on the favoured South side of Leatherhead. The property offers a prospective purchaser the opportunity, if desired, to rebuild, enlarge and/or remodel the interior layout offering a genuine prospect for value enhancement. (STPP)

Set on a 0.31 acre North West facing plot this delightful property offers over 2000 sq.ft. (including large garage), the accommodation comprising a reception hall, double aspect Sitting Room with fireplace, lovely triple aspect family room with views over the front, rear and side gardens, three double bedrooms (each with fitted wardrobes), two bathrooms, kitchen breakfast room and conservatory.

Outside, the driveway provides ample off street parking and leads to an impressive 44' x 14' tandem garage, the gardens to the front and rear are well maintained and comprises terrace with brick edging, well maintained lawns and bordered with neat hedging and mature trees.

Conveniently for a purchaser there is no onward chain

Situation

The property is within 5 minutes walk of Leatherhead town offering a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose in Church Street and Nuffield Health Fitness Gym. 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 to London 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 network together with Gatwick and Heathrow Airports.

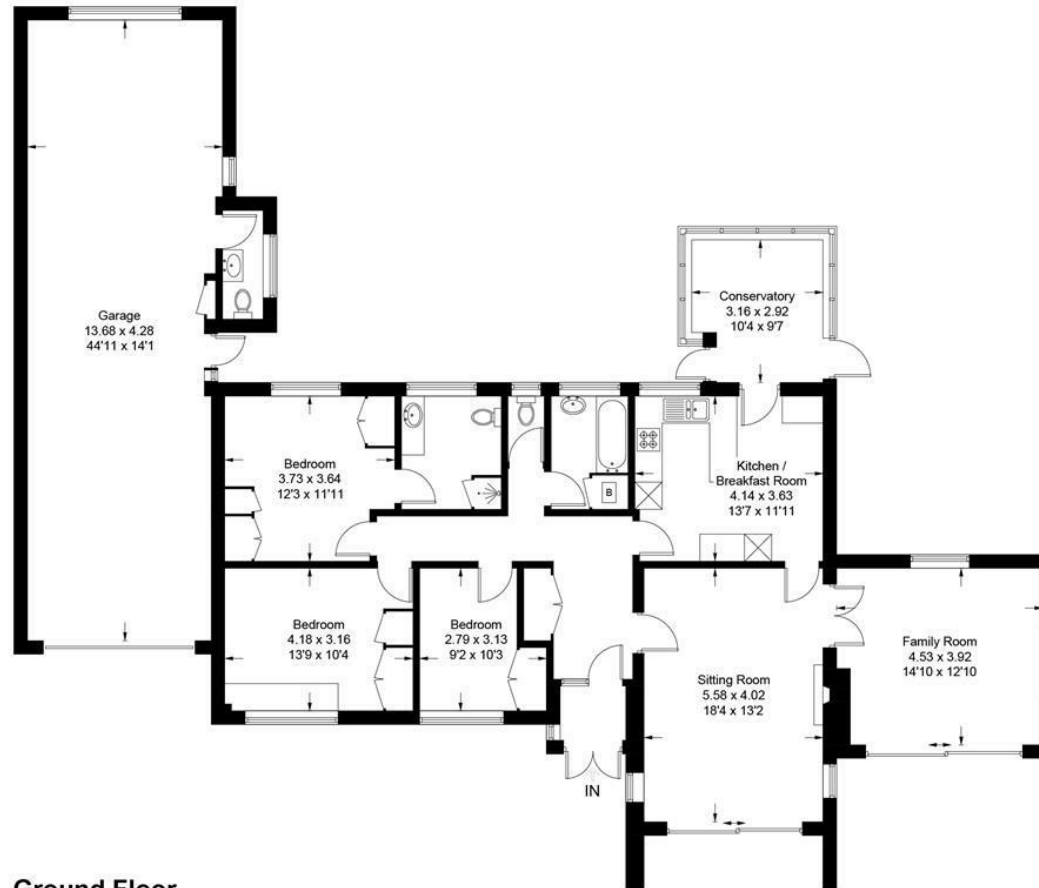
There is a wide range of quality private and state schooling in the general area. Private schools include St. John's in Leatherhead, Downsend Prep School, City of London Freeman's School in Ashted and state schools include St Andrew's RC School and Therfield Secondary School.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. 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	E
Council Tax Band	G



Approximate Gross Internal Area = 132.1 sq m / 1422 sq ft
Garage = 59.1 sq m / 636 sq ft
Total = 191.2 sq m / 2058 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. (ID984705)

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