



patrick
gardner
RESIDENTIAL

22 Middle Road, Leatherhead, Surrey, KT22 7HN

Asking Price £549,950



- CHARMING PERIOD COTTAGE
- 20'10" LOUNGE WITH LOG BURNER
- RESIDENTS PERMIT PARKING AVAILABLE
- EXPOSED BRICKWORK, PERIOD FEATURES
- HOME OFFICE
- 3 BEDROOMS
- 19' KITCHEN/BREAKFAST ROOM
- LUXURY BATHROOM
- PRETTY COTTAGE GARDEN, SW ASPECT
- SHORT WALK TO TOWN CENTRE

Description

Dating back to circa 1810, this charming semi-detached cottage is located in a quiet position within a Conservation Area, yet just a stones throw from the town centre.

With many original features, the well modernised interior provides excellent accommodation including a covered entrance porch which leads into the 19' kitchen/breakfast which is fitted with a range cooker, opening onto the 20'10" lounge/dining room with exposed brick fireplace including log burner and French doors to the garden. On the first floor are three good size bedrooms, with bedroom one featuring a period fireplace. The family bathroom is luxuriously appointed and includes a large shower enclosure.

The property is accessed to the front and a gate leads to an enclosed and pretty south-west facing cottage garden with home office.

Permit parking for this property is available in the nearby Upper Fairfield Road car park.

Situation

The property is situated within minutes' walk of Leatherhead town centre with its comprehensive range of shopping facilities including Sainsburys in the pedestrianised Swan Centre and Waitrose in Church Street. There is also a large Tesco supermarket towards the north end of the town. The town also enjoys many cafes and restaurants, theatre/cinema, Nuffield Health and Leatherhead leisure centre on the Fetcham border.

Leatherhead main line railway station is less than half a mile away and provides direct access to London Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead and Gatwick and Heathrow International Airports are within easy reach.

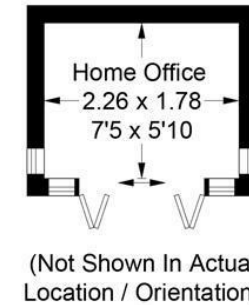
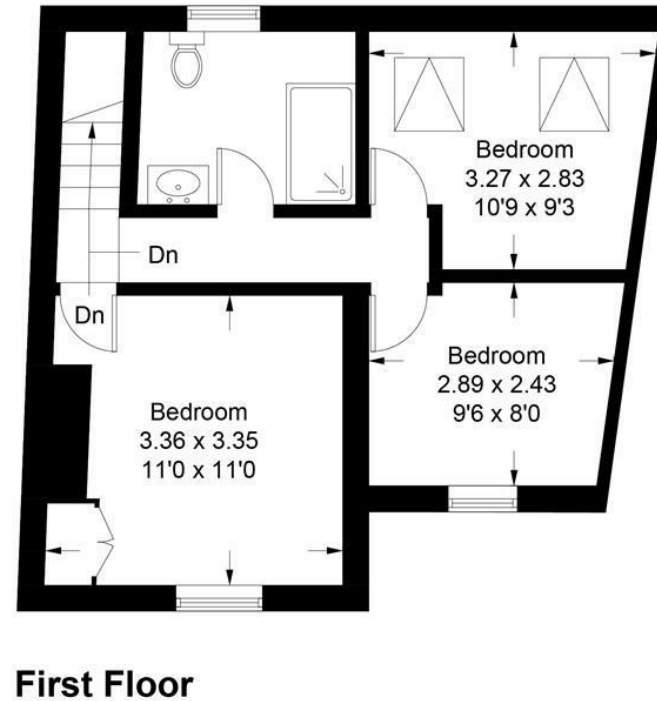
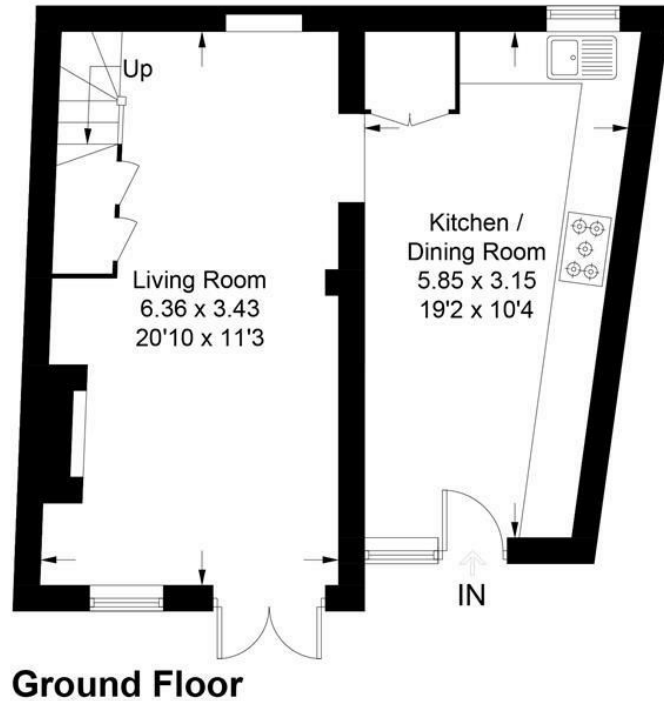
The area generally abounds in a wealth of glorious open unspoilt Green Belt countryside much of which is National Trust owned.

There is a wide range of private and state schools in the area serving all ages.

Tenure	Freehold
EPC	D
Council Tax Band	E



Approximate Gross Internal Area = 78.3 sq m / 843 sq ft
Home Office = 4.0 sq m / 43 sq ft
Total = 82.3 sq m / 886 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. (ID990453)

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