



patrick
gardner
RESIDENTIAL

47 Copthorne Road, Leatherhead, Surrey, KT22 7EE

Price Guide £550,000



- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- FITTED KITCHEN
- SCOPE FOR EXTENSION (STPP)
- LARGE REAR GARDEN
- 1420 SQ.FT.INCL.GGE
- TWO RECEPTION ROOMS
- FAMILY BATHROOM
- CLOSE TO SCHOOLS
- NO CHAIN

Description

This extended three bedroom semi-detached house is set on a mature 0.13 acre plot whilst ideally located within a short walk of local schools, town centre and mainline railway station.

With further scope for extension or loft conversion (STPP) the accommodation comprise a reception hall with coats cupboard, dining room, fitted kitchen with solid wood work surfaces and double aspect living/family room with doors to the rear terrace.

Upstairs there are two large double bedrooms, good sized single bedroom, family bathroom with twin basins and separate WC.

Outside, a block paved driveway provides off street parking and leads to a detached single garage / workshop with pitched roof. The rear garden comprises a large rear terrace, shaped lawns with brick paths, mature trees and screen fencing.

Conveniently for a purchaser there is no onward chain.

Tenure	Freehold
EPC	D
Council Tax Band	E

Situation

Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose Local and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town.

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 only a two-minute drive away, providing easy access to both. Gatwick and Heathrow Airports.

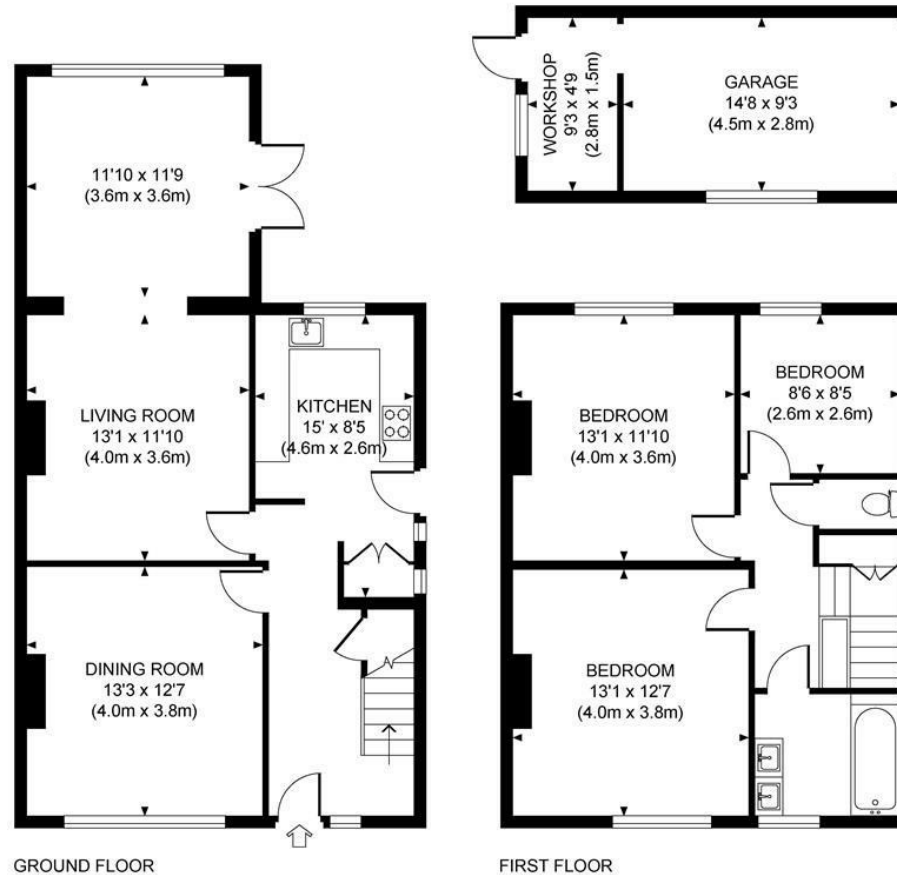
There is a wide range of quality private and state schooling in the general area. Private schools include St. John's in Leatherhead, Downsends School, City of London Freeman's School in Ashted and state schools include St Andrew's RC School and Therfield Secondary School, both in Leatherhead.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts farm and Epsom Downs where the famous Derby is held. There are numerous golf clubs close by including The RAC Country Club in Epsom and in Leatherhead Tyrrells Wood Golf Club and Beaverbrook Private Members Club with its world class golf course set in 400 acres.





Approximate Gross Internal Area
1239 sq ft / 115.1 sq m
Approximate Gross Internal Area Outbuildings
181 sq ft / 16.8 sq m
Total Gross Internal Area 1420 sq ft / 131.9 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 **Email:** leatherhead@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.