



231 Kingston Road, Leatherhead, Surrey, KT22 7PE

Asking Price £499,950



- SEMI DETACHED HOUSE
- SUPERB FITTED KITCHEN/BREAKFAST ROOM
- BI FOLD DOORS TO THE REAR
- DOUBLE GLAZING
- GOOD SIZE GARDEN
- 4 BEDROOMS OVER 3 FLOORS (1,271 SQ FT)
- LUXURY BATHROOM
- EN-SUITE DRESSING AREA & WC TO BED 4
- NO ONWARD CHAIN
- PARKING SPACE

## Description

Extended and improved to a superb standard, this Victorian semi detached house provides ideal accommodation for a large family with 4 excellent bedrooms and good living space (1,271 sq ft)

The superbly modernised interior includes, on the ground floor, a through lounge/living room, quality fitted kitchen/breakfast room with built in appliances and bi-fold doors from the breakfast room to the garden. On the first floor are 3 bedrooms and luxury white bathroom suite with large shower enclosure. On the top floor the 4th bedroom includes an en-suite WC and dressing area.

Externally, there are low maintenance paved area to the rear with planters which leads onto a further area which includes a large workshop which has potential to convert into a home office. There is also a car parking space.

<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	C

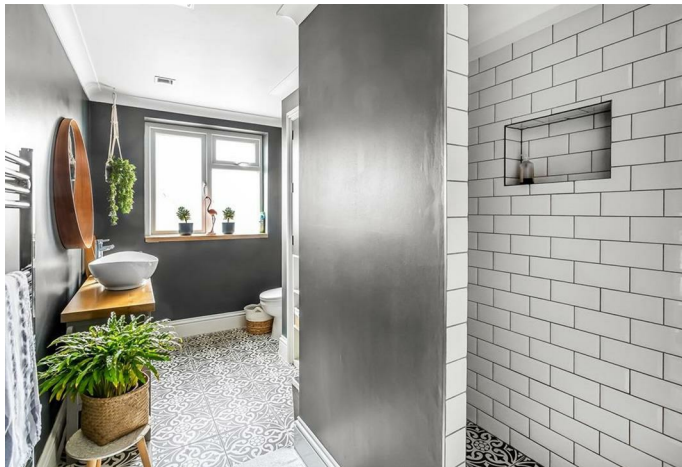
## Situation

Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose 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.

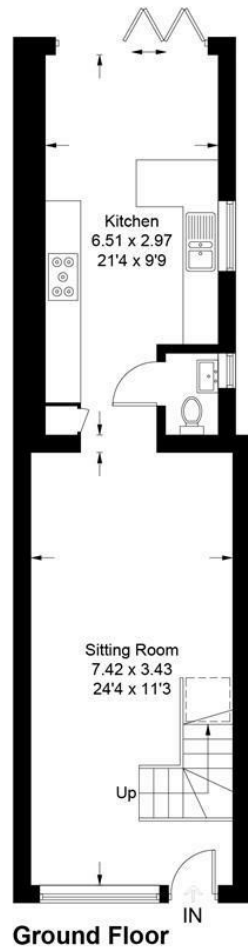
In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. Nearby is Epsom Downs where the famous Derby is held.



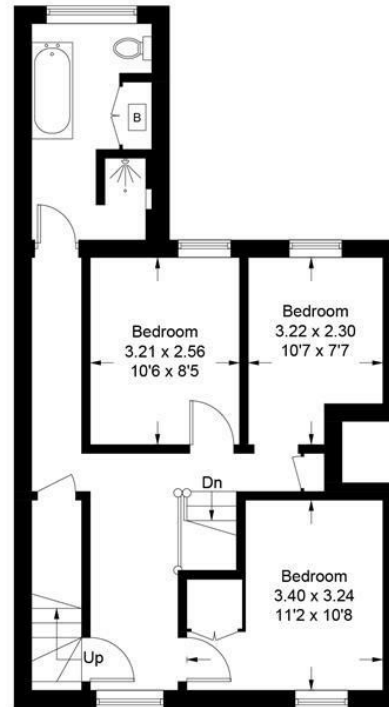
Approximate Gross Internal Area = 118.1 sq m / 1271 sq ft  
 Garden Room = 12.7 sq m / 137 sq ft  
 Total = 130.8 sq m / 1408 sq ft



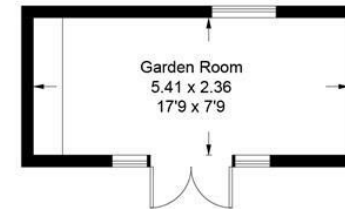
= Reduced headroom below 1.5m / 5'0"



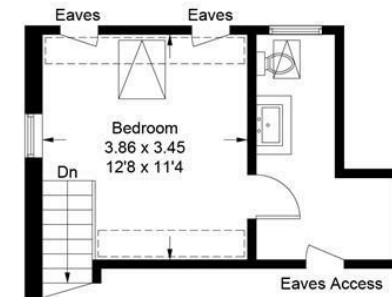
**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)



**Second 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. (ID961602)  
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1-3 Church Street, Leatherhead, Surrey, KT22 8DN  
 Tel: 01372 360078 Email: leatherhead@patrickgardner.com  
 www.patrickgardner.com

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