



3a Dilston Road, Leatherhead, Surrey, KT22 7NY

Price Guide £279,950



- NEWLY CONVERTED FIRST FLOOR FLAT
- HIGH STANDARD OF APPOINTMENT
- SUPERB FITTED KITCHEN WITH APPLIANCES
- DINING AREA
- 14' LOUNGE
- 2 GOOD SIZE BEDROOMS
- LUXURY BATHROOM
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- NO CHAIN

Description

This newly extended and converted first floor apartment has been completed to an exceptionally high standard and offers a superb specification and large 2 bedroom accommodation.

The well appointed interior includes new quality flooring and carpeting, double glazing, gas central heating, down lighting, light fittings and the accommodation includes communal entrance with double doors to own front door to the hallway, living room, excellent fitted kitchen/dining room with integrated appliances, marble finish tiled splashback, quartz worksurfaces.

There are 2 good size bedrooms and a superb bathroom which features a white suite and marble finish tiled walls and floor.

End of chain.

Situation

The property is conveniently located just over 10 minutes' walk from Leatherhead town centre where there are comprehensive shopping facilities including a Waitrose Local in Church Street, the Swan Shopping Centre, theatre, Nuffield Health Centre, and further leisure facilities at Fetcham Grove.

Leatherhead's position provides the ideal balance in terms of being on the edge of the North Downs whilst providing commuter links to London.

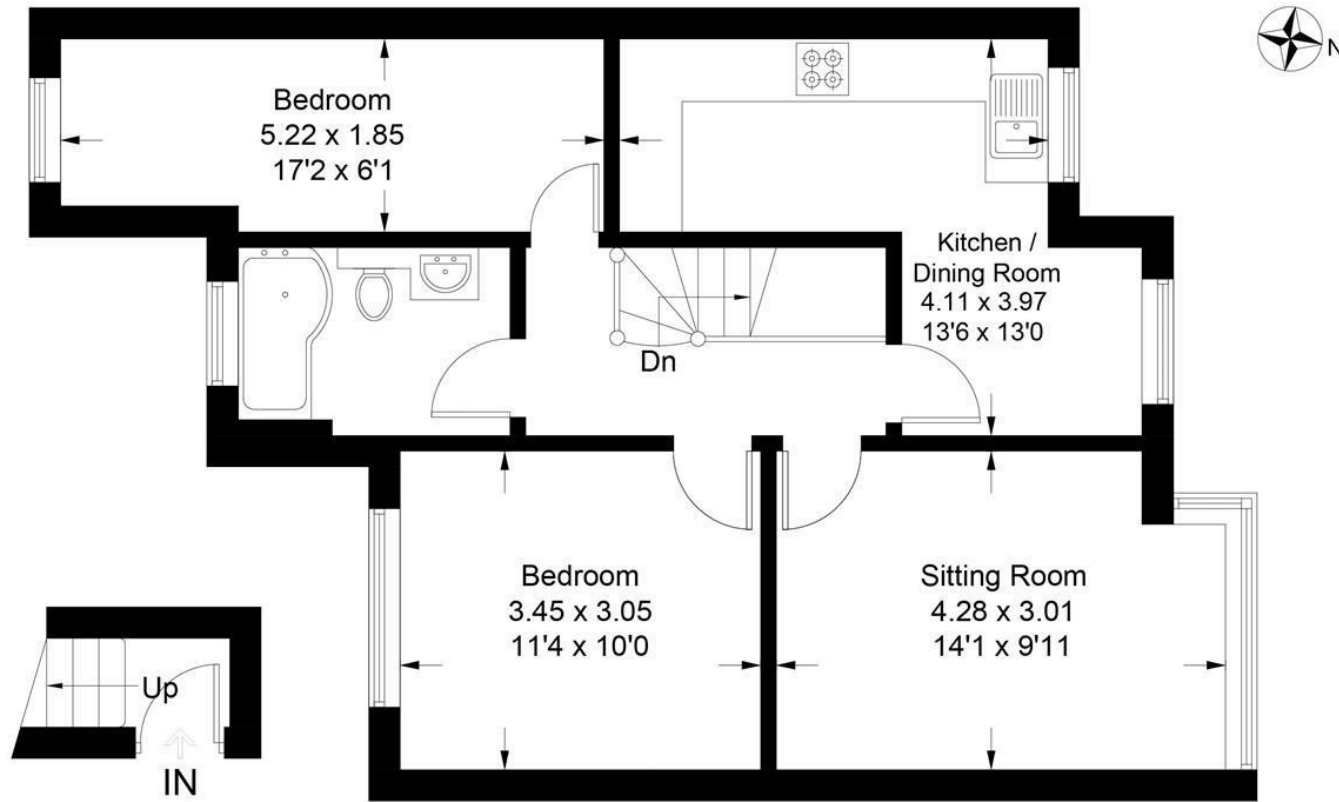
The area abounds in a wealth of glorious open, unspoilt countryside and is close to a number of National Trust properties for exploring on the weekends.

The mainline station offers frequent services to London Waterloo and London Victoria and easy access to the M25 which is just over half a mile away.

Tenure	Freehold
EPC	C
Council Tax Band	B
Lease	Add text here
Service Charge	Add text here
Ground Rent	Add text here



Approximate Gross Internal Area = 60.1 sq m / 647 sq ft



Ground Floor

First 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. (ID872804)
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