



60 Kingscroft Road, Leatherhead, KT22 7BU

Price Guide £589,950



- SEMI-DETACHED HOME (1177 SQ.FT.INCL.GGE)
- SITTING/DINING ROOM
- THREE BEDROOMS
- PARKING & GARAGE
- GOOD SIZED SW FACING GARDEN
- REQUIRING MODERNISATION
- KITCHEN + UTILITY ROOM
- SHOWER ROOM
- CLOSE TO SCHOOLS & TOWN CENTRE
- NO CHAIN

Description

This attractive three bedroom semi-detached house is set at the head of a sought after residential cul-de-sac close to local schools and town centre. Built in the mid 1950's and within the same ownership for the last 60 years, the property offers plenty of scope for extension whilst enjoying a good sized South West Facing Garden.

Offered with no onward chain, the ground floor accommodation comprises a hall, open plan sitting/dining room, sun room, kitchen, utility room and single garage.

Upstairs there are two double bedrooms, single bedroom and shower room.

Outside, there is a driveway with side gate to a lovely rear garden comprising a patio and lawn screened with fencing and mature hedging.

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.

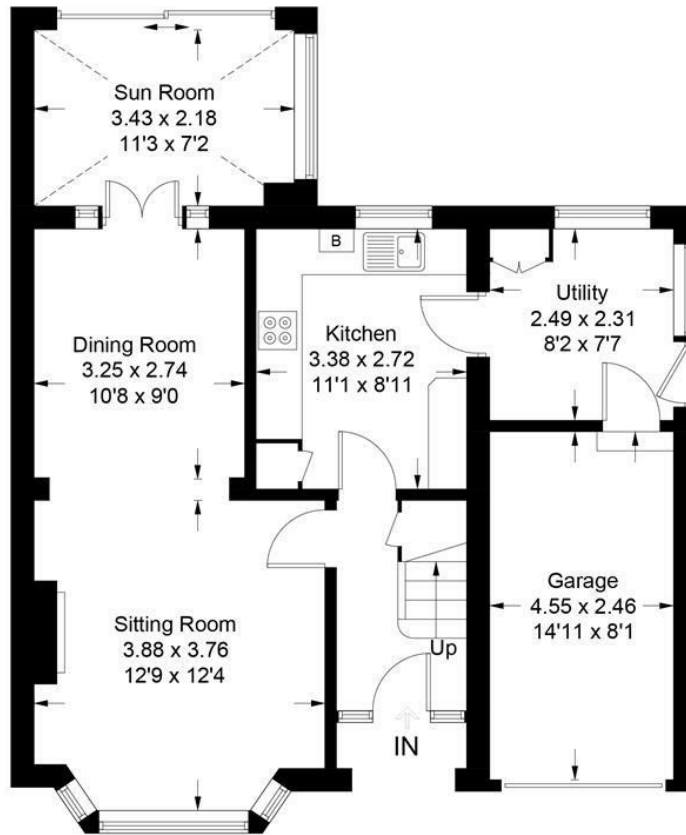
The main line railway station offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is only a two-minute drive away, providing easy access to both. Gatwick and Heathrow Airports.

There is a wide range of quality private and state schooling in the general area. Private schools include St. John's in Leatherhead, Downsland 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.

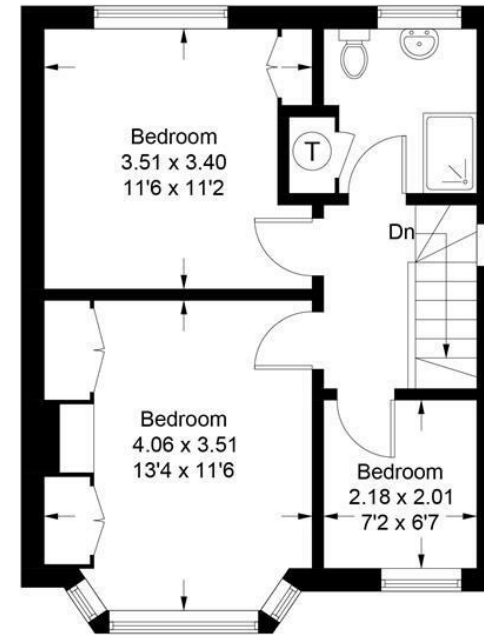
In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts farm and Epsom Downs where the famous Derby is held.



Approximate Gross Internal Area = 109.4 sq m / 1177 sq ft
(Including Garage)



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. (ID1055903)

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