



30 Windmill Drive, Leatherhead, KT22 8PW

Price Guide £1,250,000



- DETACHED FAMILY HOME (2786 SQ.FT.INC.GGE)
- FIVE BEDROOMS
- TWO RECEPTION ROOMS
- DOUBLE GARAGE
- AMPLE OFF STREET PARKING
- SUPERB PANARAMC VIEWS
- FOUR BATHROOMS
- SUPERB KITCHEN/DINING ROOM
- LARGE UTILITY ROOM
- LANDSCAPED SOUTH WEST FACING GARDEN

## Description

This stylish detached family house is situated in a quiet residential road whilst enjoying splendid panoramic South Westley views over Norbury Park and beyond.

Offering 2786 sq.ft.incl.gge., the well appointed accommodation comprises a spacious reception hall with cloakroom, sitting room with fireplace & French doors to terrace, TV snug and superb open plan Kitchen dining room featuring large central island with breakfast bar, granite work surfaces, polished tile floor and bi-folding door to the terrace. There is a large utility room with integral door to the double garage.

Upstairs, the principle bedroom features a covered balcony, large en suite and fitted wardrobes, there are two double bedrooms (one also with balcony) each with en suites and two further double bedrooms which share the family bathroom.

Outside, a block pavier driveway provides ample off street parking, gated side access leads to a lovely 100'+ landscaped rear garden enjoying a South West aspect comprising large rear terrace, shaped lawns, well stocked borders and garden shed.

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



## 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, Downsend 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 = 258.8 sq m / 2786 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. (ID1064036)

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