



 **patrick
gardner**
RESIDENTIAL

FOR SALE
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www.patrickgardner.com

47 The Fairway, Leatherhead, Surrey, KT22 7QR

Price Guide £425,000



- TWO BEDROOM HOUSE
- PARKING FOR TWO CARS
- CONSERVATORY
- LARGE LIVING ROOM
- GARAGE

- SUNNY GARDEN
- GAS CENTRAL HEATING
- COVERED OUTDOOR SEATING AREA
- CLOSE TO LOCAL AMENITIES
- KITCHEN

Description

This charming two-bedroom chalet-style bungalow offers great space with two double bedrooms situated upstairs. The ground floor comprises a spacious living room, alongside a modern kitchen and a bathroom with a separate toilet.

Adding to its appeal, the property features a delightful covered outside seating area, which includes a hot tub. Externally, there's a delightful garden with a patio area. There is also parking for two cars and the added convenience of a garage.

Tenure	Freehold
EPC	E
Council Tax Band	C

Situation

The property is conveniently located about half a mile from Tesco and B & Q.

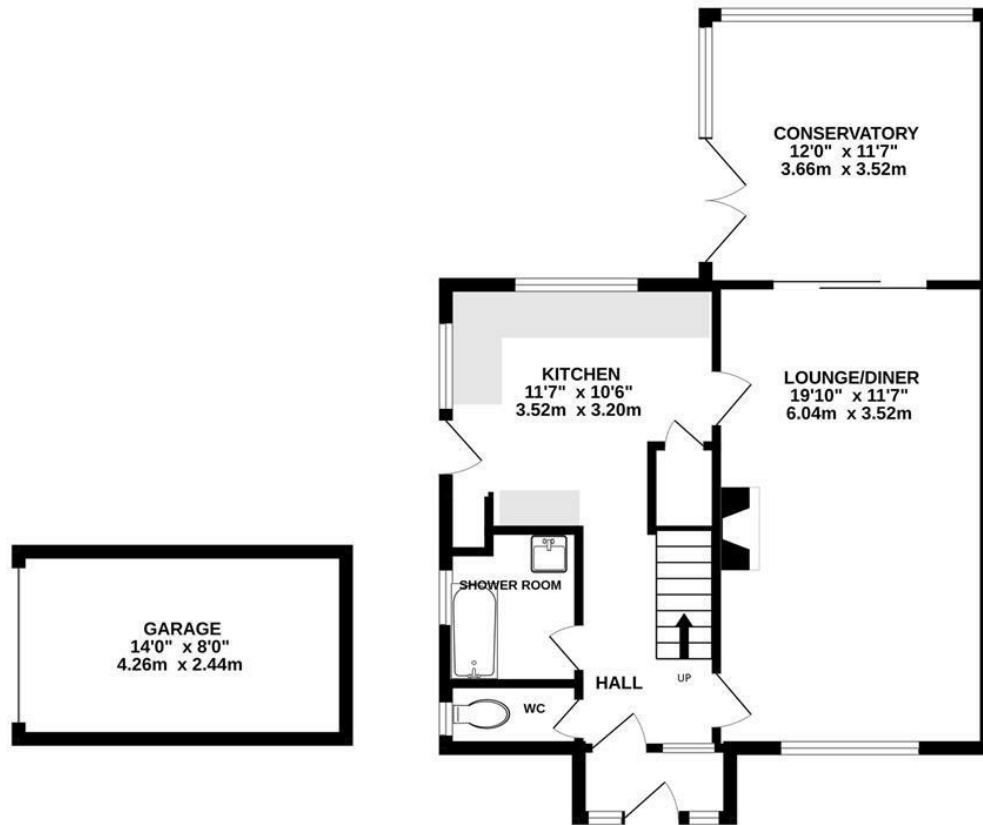
Leatherhead town centre includes a Waitrose Local, a choice of restaurants, cafes and Theatre and cinema, farmers market and the part covered Swan Shopping Centre which includes a Sainsbury, Boots and WH Smith.

There is a Leisure centre on the Leatherhead/Fetcham border and Nuffield Health and Gym with swimming pool in Leatherhead town centre.

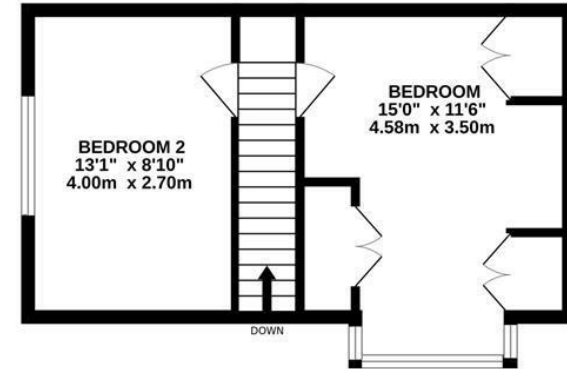
Junction 9 of the M25 can be found just over a mile away and Gatwick and Heathrow International Airports are within easy reach. The mainline railway station is about 10 minutes walk away offers services to London Waterloo, Victoria and London Bridge as well as south to Guildford.



GROUND FLOOR
722 sq.ft. (67.1 sq.m.) approx.



1ST FLOOR
316 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 1037 sq.ft. (96.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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