



48 Beechwood Park, Leatherhead, Surrey, KT22 8NL

Price Guide £587,500



- SEMI-DETACHED BUNGALOW
- EXCLUSIVE PRIVATE ESTATE
- LIVING ROOM WITH DOORS TO GARDEN
- KITCHEN/BREAKFAST ROOM
- TWO BEDROOMS (ONE EN-SUITE)
- GUEST SHOWER ROOM
- SOUTH-WEST FACING WALLED GARDEN
- GARAGE IN A BLOCK
- DOUBLE GLAZING AND GAS FIRED HEATING
- NO ONWARD CHAIN

Description

In a much sought after location on an exclusive and quiet private development on the south side of Leatherhead, this semi detached bungalow also includes an attractive south-west facing walled garden well screened by mature trees.

All beautifully decorated and including double glazing and gas central heating, the accommodation includes spacious living room with French doors to decking and garden, modern fitted kitchen with integrated oven, hob, fridge/freezer, 2 spacious bedrooms (one with fitted wardrobes), refurbished bathrooms with tiled floors and part tiled walls and including modern white en-suite bathroom and a modern shower room.

Externally there is a small front garden and the sunny rear garden includes paved patio, shed and measures 45' x 35' There is also a garage in a nearby block.

A unique feature and asset of Beechwood Park is the residents have a comprehensive schedule for building insurance, maintaining the exterior of the properties, private front gardens and the grounds. This saves time and the worry of having to organise insurance, repairs and maintenance of these areas.

SERVICE CHARGE - £160 PCM

This includes building insurance, exterior painting every 4/5 years, roof and gutters maintained, full time estate gardener, street maintenance and lighting, regular window cleaning, emergency (specified plumbing/electrical) cover with SES Water.



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.

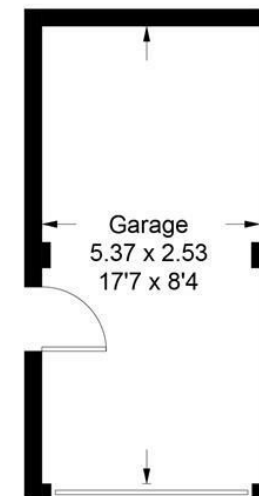
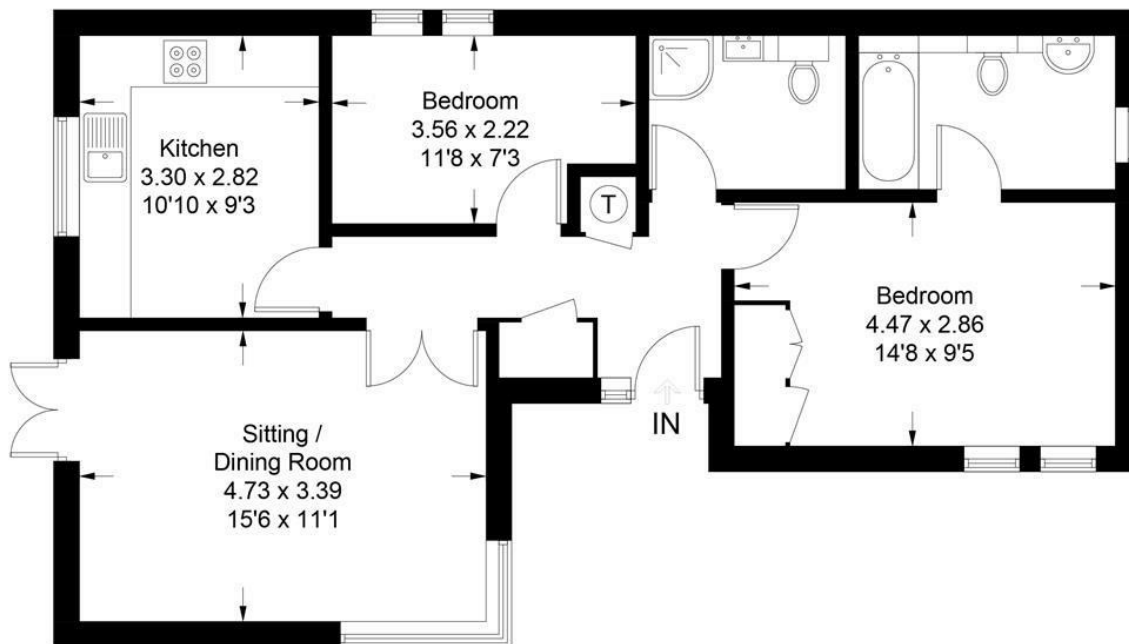
The main line railway station offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is only a two-minute drive away, providing easy access to both. Gatwick and Heathrow Airports.

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.

Tenure	Freehold
EPC	C
Council Tax Band	E

Approximate Gross Internal Area = 65.8 sq m / 708 sq ft
Garage = 13.6 sq m / 146 sq ft
Total = 79.4 sq m / 854 sq ft



(Not Shown In Actual Location / Orientation)

Ground 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. (ID1067425)
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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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