



Hawthorn, 20 Daymerslea Ridge, Leatherhead, Surrey, KT22 8TF

Price Guide £720,000



- DETACHED 3 BEDROOM FAMILY HOUSE
- CUL-DE-SAC LOCATION
- SCOPE TO EXTEND
- TWO RECEPTION ROOMS
- LOVELY WESTERLY ASPECT REAR GARDEN
- NO ONWARD CHAIN
- IN NEED OF SOME UPDATING
- ENTRANCE HALL & CLOAKROOM
- MODERN KITCHEN
- GARAGE & OFF ROAD PARKING

Description

This 3 bedroom detached house is set in a cul-de-sac on the Leatherhead/Ashted borders.

In need of some updating and offering scope for extension, the property is available with no onward chain. The rooms are well proportioned and there are fireplaces in both reception rooms together with engineered wood panelled flooring.

The modern kitchen has an array of wall and base units and there is a door outside to the rear garden where there is also a standalone brick store.

The 3 bedrooms offer well proportioned sizes and they are served by a family bathrooms and separate w.c. Accessed via door from the landing is an outside terrace which subject to planning offers the potential to be built up on to provide for another bedroom.

Outside to the front is off street parking set before the attached garage which also has a personal door in. The rear garden is attractively landscaped, enjoys a westerly rear aspect together with a high degree of privacy.

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.

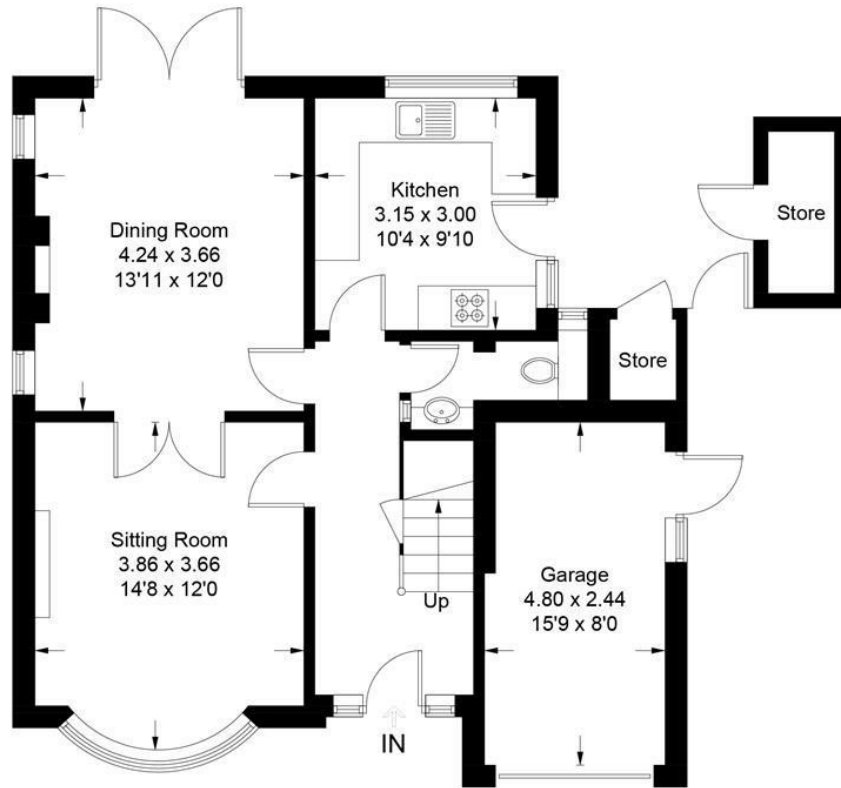
There is a wide range of quality private and state schooling in the general area. Private schools include St. John's in Leatherhead, Downsend Prep School, City of London Freeman's School in Ashted and state schools include St Andrew's RC School and Therfield Secondary School, both in Leatherhead.

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.

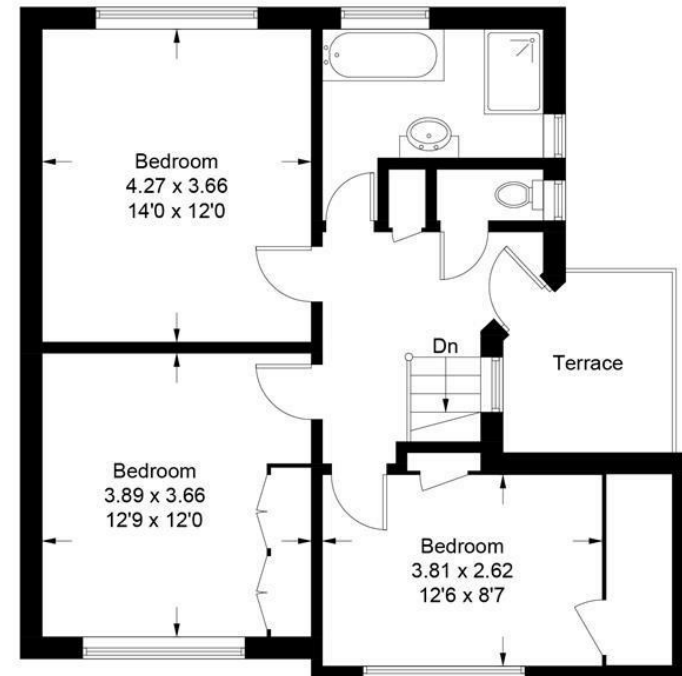
Tenure	Freehold
EPC	E
Council Tax Band	F



Approximate Gross Internal Area = 114.4 sq m / 1231 sq ft
Garage = 11.9 sq m / 128 sq ft
Stores = 3.0 sq m / 32 sq ft
Total = 129.3 sq m / 1391 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. (ID1038072)
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