



**patrick
gardner**
RESIDENTIAL

103 Poplar Road, Leatherhead, KT22 8SB

Price Guide £399,950



- TWO BEDROOMS
- CLOSE TO THE TOWN
- IDEAL FOR FIRST TIME BUYER
- POTENTIAL TO EXTEND (STTP)
- SEPARATE DINING ROOM
- SEMI DETACHED COTTAGE
- PERMIT PARKING
- GARDEN (100FT)
- LIVING ROOM
- GAS FIRE PLACE

Description

This charming two-bedroom semi-detached cottage presents an ideal opportunity for first-time buyers or those looking to downsize. Conveniently located within walking distance of both the town centre and the train station, it offers easy access to amenities and transportation.

On the ground floor there are two separate reception rooms. The living room has a delightful feel to it which includes a gas fire place. The kitchen is just off the dining room and upstairs there are two double bedrooms and a bathroom off the main bedroom.

The property boasts a lovely garden measuring just over 100 feet.

* There is permit parking. From April 2024 - £84 per annum.

Tenure	Freehold
EPC	E
Council Tax Band	D

Situation

The property is situated within a five minute walk of Leatherhead town centre with its comprehensive range of shopping facilities including Sainsburys in the pedestrianised Swan Centre and Waitrose in Church Street. There is also a large Tesco supermarket towards the north end of the town. The town also enjoys many cafes and restaurants, theatre/cinema, Nuffield Health and Leatherhead leisure centre on the Fetcham border.

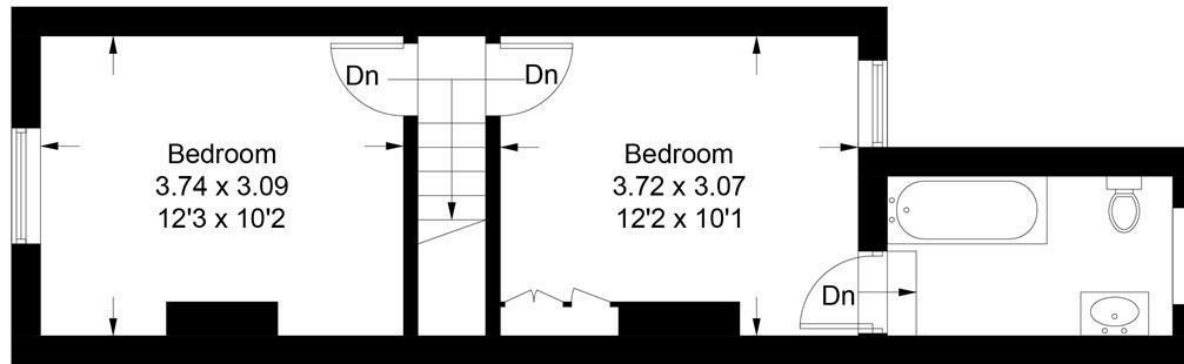
Leatherhead main line railway station is less than half a mile away and provides direct access to London Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead and Gatwick and Heathrow International Airports are within easy reach.

The area generally abounds in a wealth of glorious open unspoilt Green Belt countryside much of which is National Trust owned.

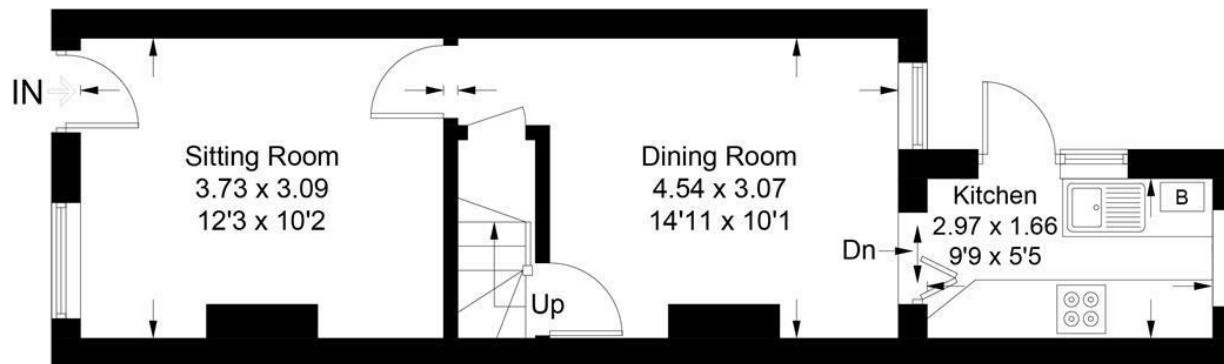
There is a wide range of private and state schools in the area serving all ages.



Approximate Gross Internal Area = 63.4 sq m / 682 sq ft



First Floor



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. (ID1071200)

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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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