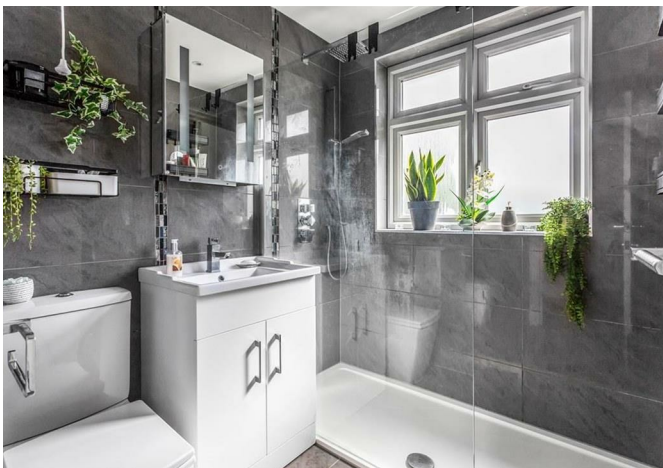




13 Dilston Road, Leatherhead, KT22 7NY

Price Guide £625,000



- SUPERBLY APPOINTED SEMI DETACHED HOUSE
- 3/4 BEDROOMS
- LARGE KITCHEN/DINING ROOM
- QUALITY FITTED UNITS WITH APPLIANCES
- CLOAKROOM AND UTILITY
- UNDERFLOOR HEATING TO GROUND FLOOR
- QUALITY BATHROOM SUITE
- OFF ROAD PARKING FOR 2 CARS
- ATTACHED GARAGE
- BEAUTIFUL GARDEN WITH TWO SUMMERHOUSES

Description

Originally built in the 1930's, an extended, improved and beautifully decorated semi detached house located in a cul de sac about 15 minutes walk from the station.

The property would ideally suit a family as there is good size accommodation of 1,033 sq ft. There is also potential for either a 4th bedroom, study or reception room on the ground floor with separate cloakroom.

With made to measure plantation shutters throughout the whole property and individually controlled underfloor heating on the ground floor, the layout includes a cosy lounge with square bay, a superb extended kitchen/dining room to the rear with an excellent range of fitted units, many integrated appliances, quartz worktops, useful adjoining utility space and bi-fold doors to the garden.

On the first floor there are 3 bedrooms, the main includes full length fitted wardrobes and there is a superb fully tiled bathroom with large shower enclosure.

There is ample off road parking for 2 to 3 cars and attached garage to the front. The rear gardens are delightful with large paved area, composite decking and a further landscaped area with two superb summer houses, one of which is new and has a partially plumbed shower/cloakroom and the other which has been fully renovated by the current owners and is used as a large office. Both are insulated, have electric panel heaters, WiFi and combined, add a further 267 sq ft to the floor area.

Situation

There are some handy local shops nearby and Tesco at the top of Kingston Road, whilst 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.

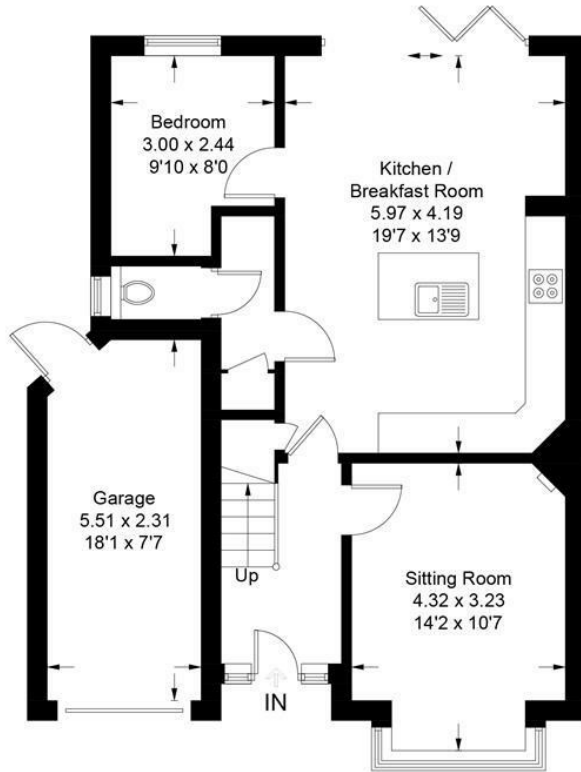
There is a wide range of quality private and state schooling in the general area. State schools include St Andrew's RC School and Therfield Secondary School (located at the end of Dilston Road), both in Leatherhead whilst Private schools include St. John's in Leatherhead, Downsend School, City of London Freeman's School in Ashtead.

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 Box Hill.

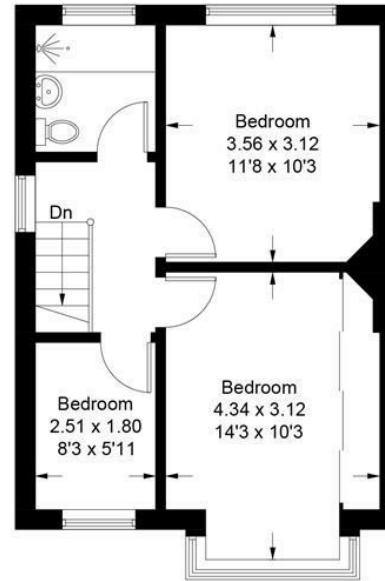
Tenure	Freehold
EPC	D
Council Tax Band	D



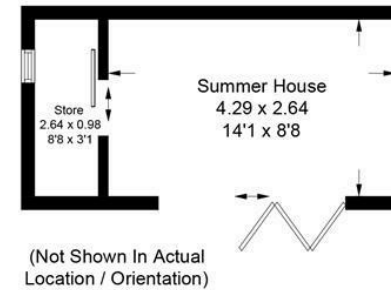
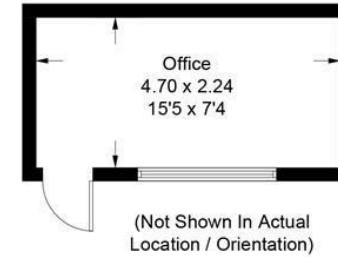
Approximate Gross Internal Area = 96.0 sq m / 1033 sq ft
 Garage = 12.1 sq m / 130 sq ft
 Outbuilding = 24.8 sq m / 267 sq ft
 Total = 132.9 sq m / 1430 sq ft



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. (ID1073514)
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