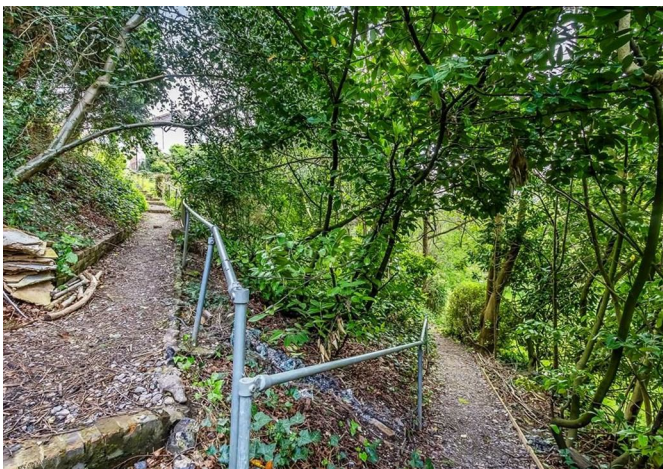




Monkswell Dorking Road, Leatherhead, KT22 8HR

Price Guide £899,950



- DETACHED BUNGALOW WITH RIVER VIEWS
- TOWN CENTRE
- THREE BEDROOMS
- MODERN KITCHEN
- SCOPE TO EXTEND (STPP)
- SOUTH WEST FACING TERRACE
- OPEN PLAN SITTING/DINING ROOM
- UTILITY ROOM\*
- GARAGE & PARKING
- HOME OFFICE POTENTIAL\*

## Description

This three bedroom detached bungalow is set in an enviable position being a 3-4 minute walk to the town centre whilst enjoying an elevated South West facing plot with river views.

Offering 1256 sq.ft, the bright and spacious accommodation comprises reception hall, lovely open plan Sitting/Dining Room with bay window and door to terrace, modern fitted kitchen/breakfast room with door to side and garage, two double bedrooms with fitted wardrobes, single bedroom (currently used as a study), family bathroom and utility room.

\* The utility room has been stripped out. This could be reinstated to create a new utility room or large ensuite to the principle bedroom or even divided to create two ensuite bathrooms to each of the double bedrooms.

Outside, to the front there is off street parking for four cars plus single garage. Gated side access leads to the rear garden. The wide rear terrace enjoys a South West aspect and river views over The River Mole.

\*Steps from terrace lead to an existing detached brick structure which could be rebuilt to create a superb and sizable studio/home office (STPP). The path continues down through the woodland garden to a bench which overlooks the River Mole.

\*The lawn adjacent to the river is privately owned by the residents Campbell Court next door, there is no access to the river.



## Situation

Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre and Waitrose Local, the library and river walks are within 100yds and Nuffield Health Fitness Gym and public leisure centre offers plenty of sport/fitness programs.

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.

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

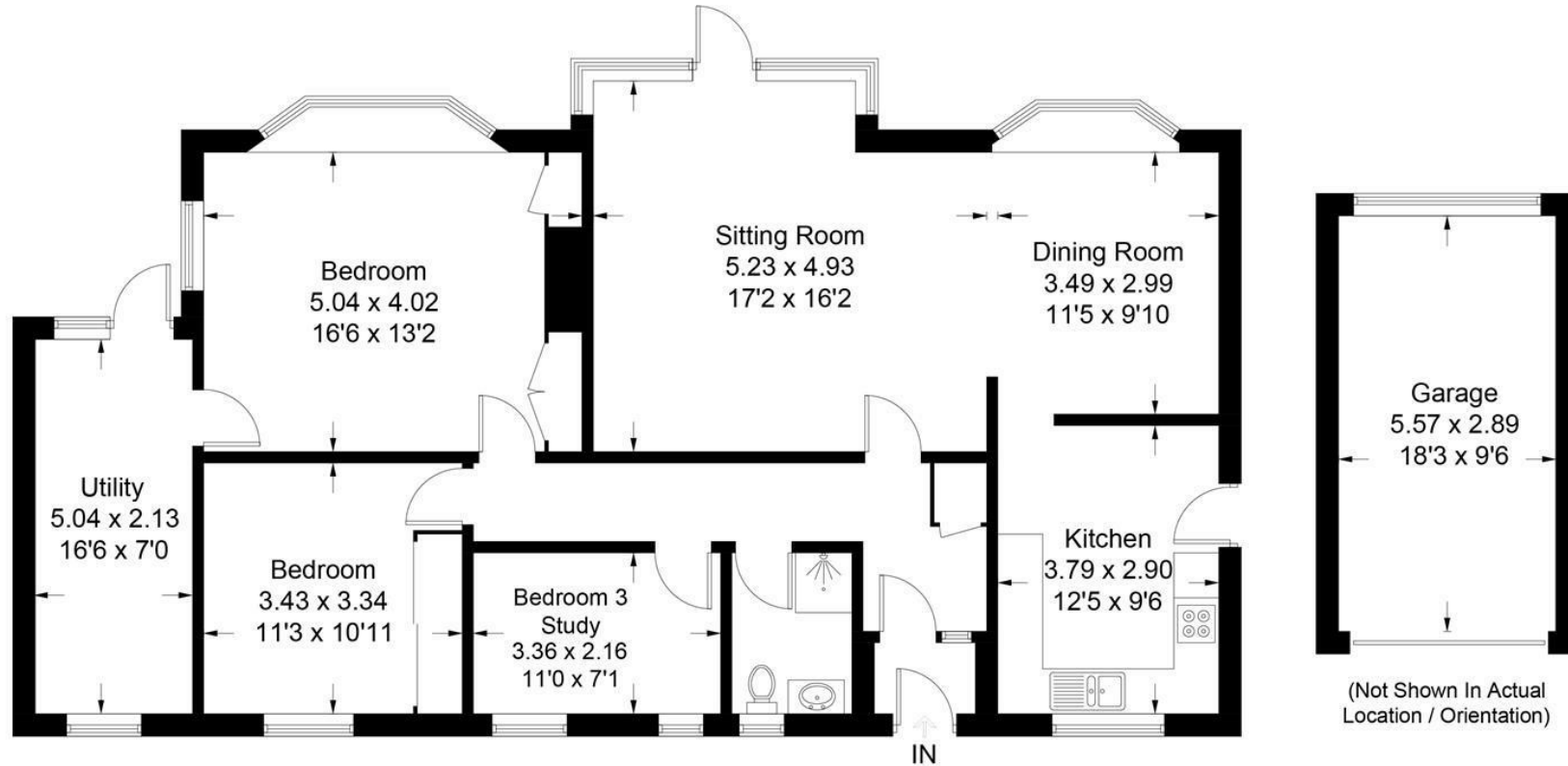
**EPC**

D

**Council Tax Band**

G

Approximate Gross Internal Area = 116.7 sq m / 1256 sq ft  
Garage = 16.1 sq m / 173 sq ft  
Total = 132.8 sq m / 1429 sq ft



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. (ID1076328)

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