



24 Barnett Wood Lane, Leatherhead, Surrey, KT22 7DN

Price Guide £625,000



- EDWARDIAN VILLA
- TWO RECEPTION ROOMS
- LARGE FAMILY BATHROOM
- LANDSCAPED GARDEN
- OFF STREET PARKING
- THREE BEDROOMS
- KITCHEN BREAKFAST ROOM
- LARGE ATTIC SPACE*
- CLOSE TO SCHOOLS & STATION
- NO CHAIN

Description

This delightful Edwardian Villa enjoys attractive red brick elevations whilst offering just under 1,200 sq.ft of well proportioned accommodation and is within a short walk of local schools and station.

The property enjoys many Edwardian features throughout. The accommodation comprises a 'dog leg' reception hall with cloakroom, two lovely reception rooms with fireplaces and corniced ceilings and a double aspect kitchen breakfast room with French doors to the rear garden.

Upstairs, there are two large double bedrooms, a good sized single (or small double) bedroom and large family bathroom.

*The particularly large loft space provides an excellent opportunity to create an additional one or two bedrooms and bathroom (STPP).

Outside, there is a gravel driveway providing off street parking for two/three cars. Gated side access leads to a lovely southerly facing landscaped rear garden with sandstone terrace, lawn and garden shed.

Conveniently for a purchaser there is no onward chain.



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.

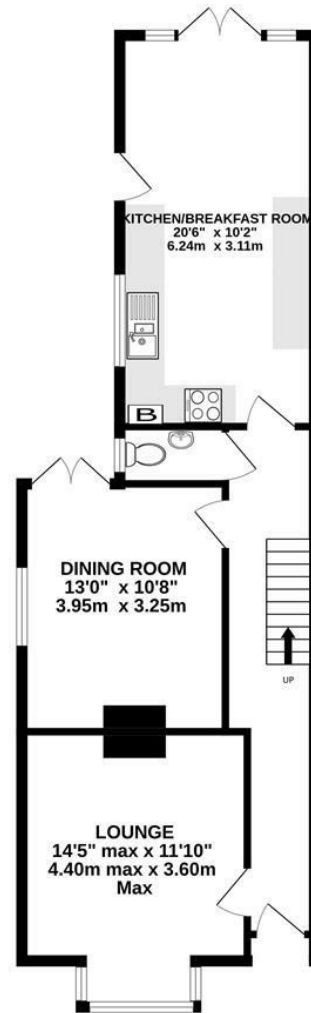
There is a wide range of quality private and state schooling in the general area. Private schools include St. John's in Leatherhead, Downsend School, City of London Freeman's School in Ashted and state schools include St Andrew's RC School and Therfield Secondary School, both in Leatherhead.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts farm and Epsom Downs where the famous Derby is held.

Tenure	Freehold
EPC	E
Council Tax Band	E

TOTAL FLOOR AREA : 1189 sq.ft. (110.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
629 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
559 sq.ft. (52.0 sq.m.) approx.

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