



**patrick  
gardner**  
RESIDENTIAL

15 Wallis Mews, Leatherhead, Surrey, KT22 9DQ

Price Guide £635,000



- RIVERSIDE PROPERTY
- SPACIOUS LOUNGE
- CLOAKROOM AND UTILITY ROOM
- ELECTRIC GATED ENTRANCE
- GARAGE AND ADDITIONAL PARKING
- 3/4 BEDROOMS (1,462 sq ft)
- KITCHEN/DINING ROOM
- 2 BATHROOMS (ONE EN-SUITE)
- TERRACE, BALCONY AND JULIET BALCONY
- END OF CHAIN

## Description

With the most picturesque views over the River Mole and the lovely red brick bridge, this modern town house take full advantage of the outlook with a full width, part covered terrace on the first level and a balcony from the lounge.

The accommodation is laid out on several levels with easy rising stairs between each floor and includes gas central heating, double glazing and there is also an EV charging point in the garage.

Comprising hall, with door to garage, cloakroom, utility room, reception/bedroom with door to the terrace, spacious lounge with door to the balcony, large fitted kitchen/dining room which includes range cooker, American style fridge/freezer and dishwasher, 2 further bedrooms, shower room with large shower enclosure and on the top floor a master bedroom with juliet balcony, built in wardrobes and en-suite bathroom.

Approached via an electric gated entrance, there is ample visitors parking and parking in front of the garage. Steps from the terrace lead to the lawned communal gardens which are adjacent to the river.

The property is Freehold. There is a annual fee of £728.40 for the maintenance of the grounds, parking area, bin store cleaning, lighting and gated entrance.

## Situation

Leatherhead town offers a comprehensive range of shopping facilities including the partly covered Swan Shopping Centre, theatre, Waitrose Local in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is located on the edge of the town at Fetcham Grove.

The main line railway station offers fast and frequent services north to London termini and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is north of Leatherhead and provides access to the national motorway network together with Gatwick and Heathrow International 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.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. Nearby is Epsom Downs where the famous Derby is held, Denbies Vineyard and Box Hill.

<b>Tenure</b>	Freehold
<b>EPC</b>	E
<b>Council Tax Band</b>	G



Approximate Gross Internal Area = 135.8 sq m / 1462 sq ft  
(Including Garage)



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. (ID1080667)  
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