



patrick
gardner
RESIDENTIAL

15 Dale View, Headley, KT18 6EH

Offers Over £550,000



- SEMI-DETACHED HOUSE
- SITTING/DINING ROOM
- BATHROOM
- SCOPE TO EXTEND (STPP)
- SOUGHT AFTER VILLAGE

- THREE BEDROOMS
- FITTED KITCHEN
- SOUTH WEST FACING GARDENS
- PRIVATE DRIVEWAY FOR 2/3 CARS
- PRIVATE ESTATE

Description

Set in an elevated position within Dale View, this lovely semi-detached house with wide plot offers 930 sq.ft. of bright and spacious accommodation whilst offering the opportunity extend to the side and rear. (STPP)

The ground floor accommodation comprises a reception hall with under stairs cupboard, fitted kitchen with views over the Dale and sitting/dining room with French doors to the South West facing terrace.

Upstairs, there is an airing cupboard and loft hatch. The loft space provide the opportunity to create a further bedroom and bathroom (this has already been done successfully on the estate). There are two double bedrooms with wardrobes, good sized single bedroom, bathroom and separate WC.

Outside, there is private driveway for two/three cars (plus the space to create further driveway parking) with gate leading to the rear garden. The garden has been partly landscaped to include a smart decking with step lighting, base for terrace and levelled soil ready for turf or seeding.

Tenure	Freehold
EPC	C
Council Tax Band	E

Situation

The property is located in the sought after village of Headley surrounded by Green Belt protected countryside much of which is in the custodianship of the National Trust. Within a short walk of the property is Headley Heath renowned for its walks and bridleways, the village pub called 'The Cock Inn', the Parish Church and Headley Cricket Club as well as a village store and tea room.

The property is within 10/15 minutes' drive from Leatherhead and about 15 minutes' drive from both Epsom and Dorking centres. Leatherhead, Dorking and Epsom all offer comprehensive shopping facilities.

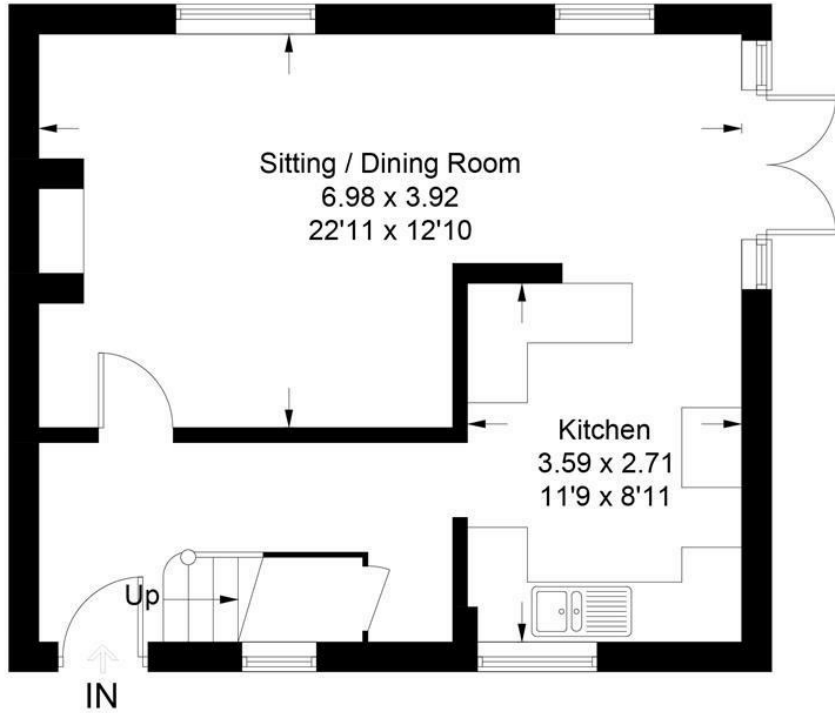
There are theatres/cinemas in each town and leisure facilities including the Dorking Halls pool complex. In Leatherhead (Fetcham Grove) there is the refurbished leisure centre and in the town centre a private Nuffield Health Fitness & Wellbeing Centre.

Each town offers main line railway stations with services to London Waterloo and Victoria. Junction 9 of the M25 can be found on the Ashted side of Leatherhead and Gatwick and Heathrow International Airports are within easy reach. There is a wide range of both good private and state schools in the area serving all ages.

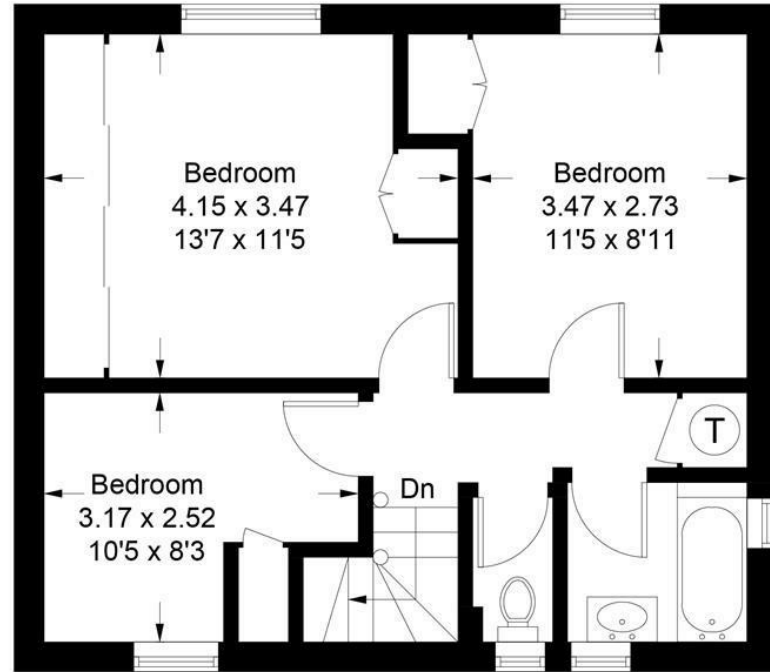
N.B: There is an annual service charge of £432.23 to maintain the Dale and Woodland.



Approximate Gross Internal Area = 86.4 sq m / 930 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. (ID1077511)

1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 **Email:** leatherhead@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

