



28 Clare Crescent, Leatherhead, KT22 7RQ

Price Guide £500,000



- THREE DOUBLE BEDROOM HOUSE
- APPROX 90' SOUTH FACING GARDEN
- INTEGRATED APPLIANCES
- EXTERNAL STORAGE
- GAS CENTRAL HEATING
- OPEN PLAN KITCHEN DINER
- OFF STREET PARKING
- LOVELY ORDER THROUGHOUT
- CLOSE TO STATION
- DOUBLE GLAZING

## Description

This well-presented three double bedroom house is conveniently located within a short walk of local schools and the mainline train station.

The ground floor features an open-plan kitchen diner, complemented by a separate living room. The kitchen is in excellent condition and has benefit of having integrated appliances as well as a breakfast bar.

Upstairs there are three double bedrooms, two of which have built in wardrobes and they all share the family bathroom, which is a modern white suite.

Externally, the property boasts a 90-foot south-facing garden with a patio area. Additionally, there is off-street parking for two cars.

<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	D

## Situation

The property is conveniently located about half a mile from Tesco and B & Q.


Leatherhead town centre includes a Waitrose Local, a choice of restaurants, cafes and Theatre and cinema, farmers market and the part covered Swan Shopping Centre which includes a Sainsbury, Boots and WH Smith.

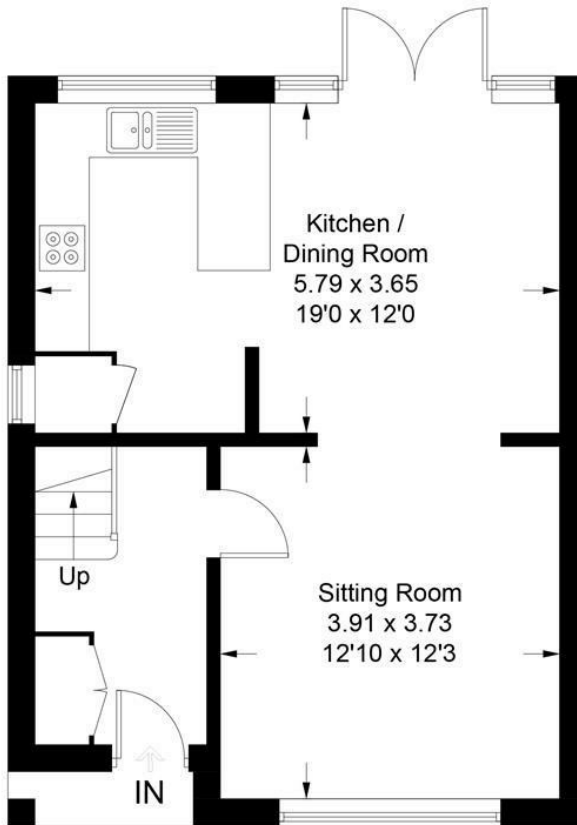
There is a Leisure centre on the Leatherhead/Fetcham border and Nuffield Health and Gym with swimming pool in Leatherhead town centre.

Junction 9 of the M25 can be found just over a mile away and Gatwick and Heathrow International Airports are within easy reach. The mainline railway station is about 10 minutes walk away offers services to London Waterloo, Victoria and London Bridge as well as south to Guildford.



Approximate Gross Internal Area = 94.1 sq m / 1013 sq ft

 = Reduced headroom below 1.5m / 5'0



**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. (ID1080029)  
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