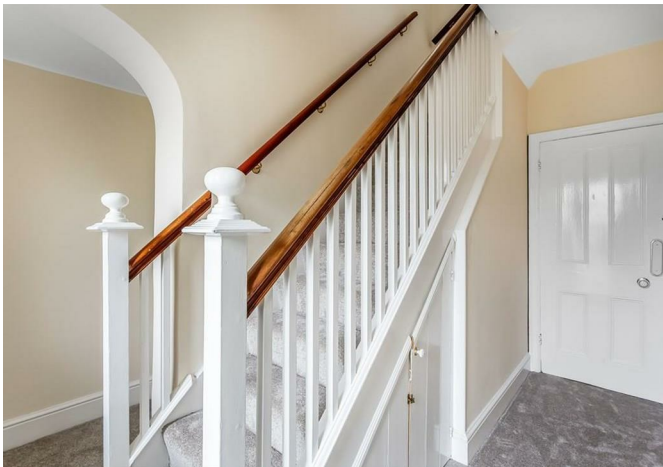




 **patrick  
gardner**  
RESIDENTIAL

North Bovey, 50 Highlands Road, Leatherhead, Surrey, KT22 8NJ

Guide Price £699,995



- 1930's SEMI-DETACHED HOUSE
- SCOPE TO ENLARGE / CONVERT LOFT
- OPEN PLAN SITTING/DINING ROOM
- 3 BEDROOMS
- 100' DEEP SOUTH FACING GARDEN
- OFF ROAD PARKING AND GARAGE
- ENTRANCE HALL & CLOAKROOM
- GOOD SIZE KITCHEN
- 1ST FLOOR FAMILY BATHROOM
- NO ONWARD CHAIN

## Description

This 3 bedroom semi-detached house, built we believe in the early 1930's, is located in a sought after residential road to the south side of the town whilst also offering the opportunity to extend or covert the large loft space (STPP)

Located within walking distance of the town centre, garden allotments and the Fortyfoot Recreation Ground, this home which has been in the same family ownership since 1961 is now offered with no onward chain.

Offering the opportunity for some updating, it has been recently redecorated and recarpeted (virtually throughout). On the ground floor, the bright and airy accommodation includes an entrance hall and downstairs cloakroom, an open plan sitting room/dining room (was two rooms and could be so again, if desired), large conservatory and kitchen.

On the first floor there are 3 bedrooms and a bathroom. It should be noted that other similar properties in the road have also been enlarged to include a loft conversion.

The attractive rear garden is a lovely feature being well stocked with an array of mature shrubs and trees. Set just within the rear garden is a large workshop and outside w.c.

To the front is off road parking and a detached garage with access in between the house and the garage to the rear garden.

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



## Situation

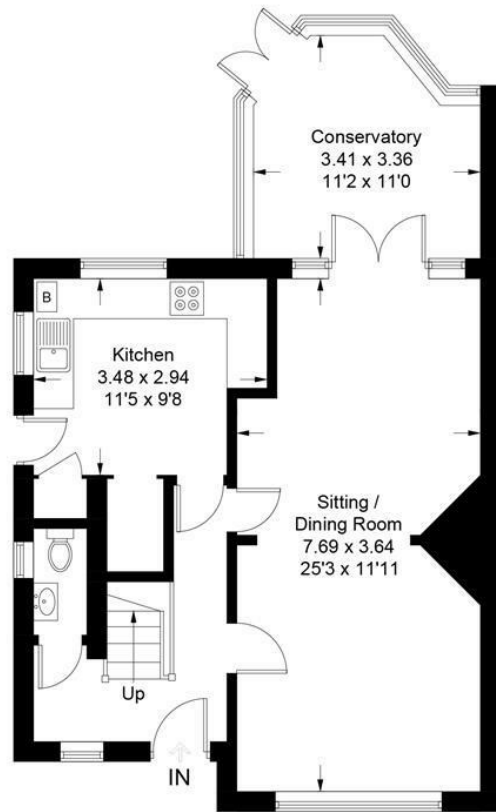
Located on the very popular south side of Leatherhead, this property is within walking distance of the town centre, Parish Church, Nuffield Health Fitness & Wellbeing Gym and nearby allotments.

Leatherhead town centre offers a variety of shops including a Boots, WH Smith and Sainsbury's Supermarket in the part covered Swan Shopping Centre. In nearby Church Street is a Little Waitrose. The town centre itself offers a wide variety of quality independent restaurants and pubs. Within the area there are highly regarded both state and private schools including in Leatherhead St John's School and Downsend School whilst at nearby Mickleham is Box Hill School.

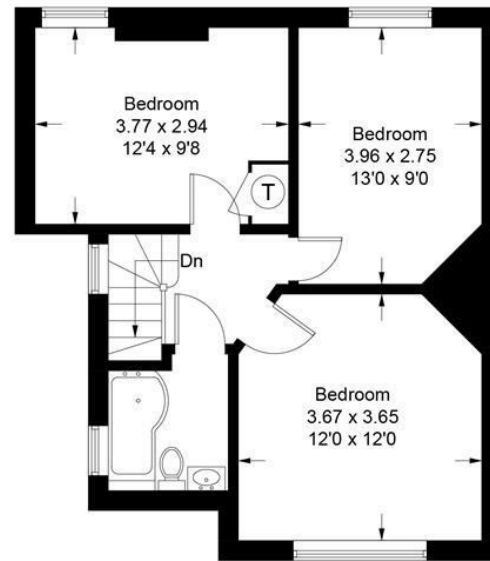
Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick International Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking and horse riding. Epsom Downs (home of the famous Derby horse race) is within 15 minutes drive and Headley Heath is just 10 minutes away. There are numerous golf course nearby including Tyrrells Wood at Leatherhead, the RAC Country Club at Epsom and Effingham Golf Club at Effingham.

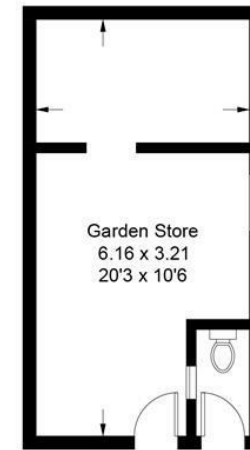
Approximate Gross Internal Area = 105.5 sq m / 1135 sq ft  
Outbuildings = 32.6 sq m / 351 sq ft  
Total = 138.1 sq m / 1486 sq ft



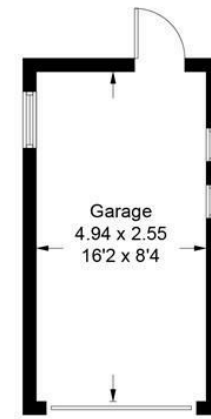
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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. (ID1082444)  
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