



 **patrick  
gardner**  
RESIDENTIAL

3a Poplar Road, Leatherhead, KT22 8SF

Price Guide £599,950





- SEMI DETACHED HOUSE (1195 sq.ft)
- OPEN PLAN SITTING/DINING ROOM
- RECEPTION HALL & CLOAKROOM
- WESTERLEY FACING GARDEN
- SHORT WALK TO TOWN AND STATION
- THREE BEDROOMS
- KITCHEN BREAKFAST ROOM
- STUDY AREA
- OFF STREET PARKING FOR 2 CARS
- NO CHAIN



## Description

This three bedroom semi-detached house offers 1195 sq.ft. of bright and spacious accommodation whilst set in a sought after part of leatherhead and enjoying a Westerly facing rear garden.

An enclosed porch with coats hanging space leads through to the hall with cloakroom, sliding doors lead into the 19'7 sitting room featuring wood block floor, useful under stairs cupboard and large picture window and door to the rear garden. The 29'4" kitchen breakfast room incorporates a fitted kitchen with oak effect flooring and a wide opening to the triple aspect garden room with double French doors to the rear garden. There is also an open plan study area accessed from the kitchen which could be separated off with access from the hall.

Upstairs, there are two double bedrooms, good sized single bedroom and a modern family bathroom.

Outside, a gravel driveway with brick edging provides off street parking for two cars and side access to a Westerly facing rear garden with lawn, patio garden shed and screen fencing.

## Situation

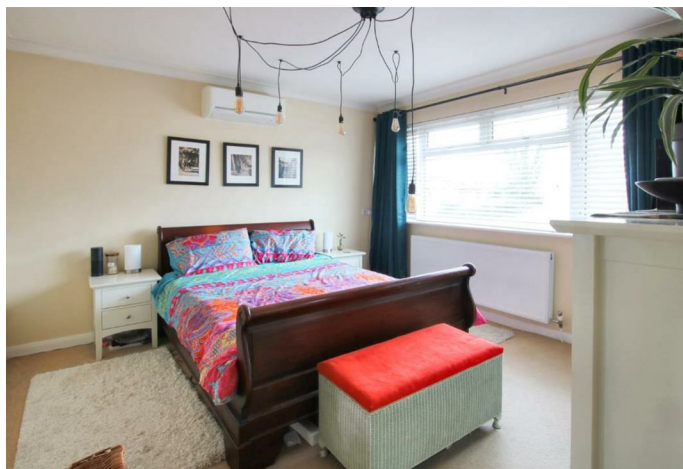
Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose Local and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town.

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.

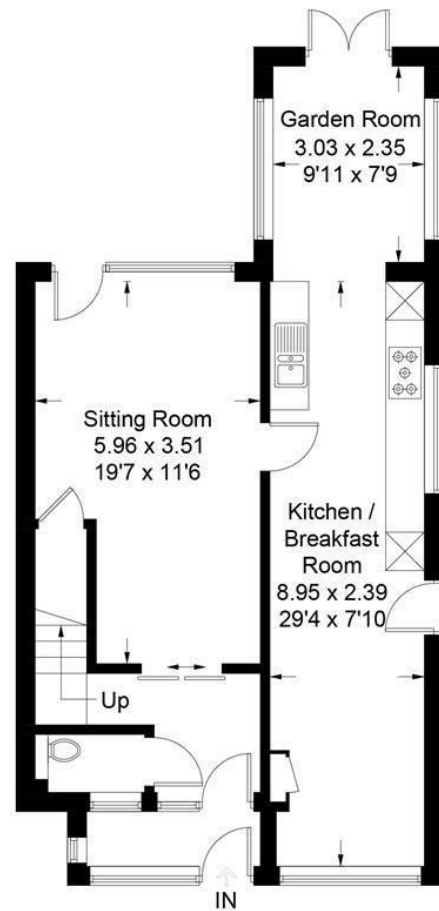
There is a wide range of quality private and state schooling in the general area. Private schools include St. John's in Leatherhead, Downsend School, City of London Freeman's School in Ashted and state schools include St Andrew's RC School and Therfield Secondary School, both in Leatherhead.

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.

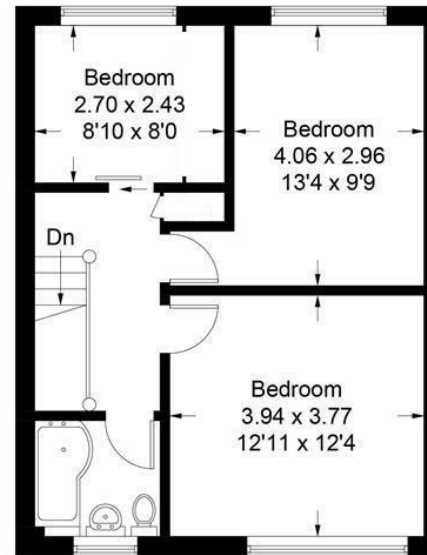
<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	E



Approximate Gross Internal Area = 111 sq m / 1195 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. (ID531498)

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