



2 The Limes, Leatherhead, Surrey, KT22 8NH

Price Guide £1,275,000



- PRIME PRIVATE ROAD LOCATION
- 4 RECEPTION ROOMS
- MODERN KITCHEN/BREAKFAST ROOM
- MASTER BEDROOM WITH FITTED WARDROBES
- DOUBLE GARAGE WITH ELECTRIC DOOR
- 5 BEDROOM DETACHED HOUSE (2,592 sq.ft)
- 3 LUXURY BATHROOMS (TWO EN-SUITE)
- SEPARATE UTILITY ROOM & CLOAKROOM
- FOUR FURTHER BEDROOMS
- 50' DEEP X 60' WIDE LANDSCAPED GARDENS

Description

This detached family house, built by Berkeley Homes 1994, is located in a small cul-de-sac off St Nicholas Hill, an attractive, private tree lined road within walking distance of the town centre, mainline railway station and Greenbelt countryside.

This well-designed property, offers spacious accommodation of almost 2,600 sq.ft. and comprises of a Storm Porch opening out into a large Reception Hall off which are double doors leading into the main reception rooms. The double aspect Sitting Room features marble surround gas coal effect fireplace and double doors out into the Rear Garden. The Dining Room again has double doors to the garden making these two spaces ideal for entertaining. The third reception room would make a spacious family room and the Study is ideal as a work from home office. The Kitchen/Breakfast Room has been stylishly modernised and incorporates high quality integrated appliances, granite work surfaces, breakfast bar, pelmet and under counter lighting, separate utility room.

A balustrade staircase leads to the first floor landing with built airing cupboard. The Master Bedroom is 19' long off of which is a large 5 piece suite half tiled En-suite Bathroom. In addition, there are four further double bedrooms one of which has an En-suite Shower Room and the large Family Bathroom, which includes a free-standing shower, serves the remaining three bedrooms. All of the bathrooms have been the subject of complete refurbishment with high quality suites, two of which include both bath and separate shower.

Outside, a block pavier drive leads to a double garage with new electric sectional up and over door and personal door returning into the hallway. Wide side access leads to a medium size (approx 50' deep x 60' wide) Rear Garden which is attractively landscaped incorporating large pergola over patio, shaped lawns, pond and a wealth of mature trees and shrubs providing a high degree of seclusion.

Situation

Leatherhead town centre offers a comprehensive range of shopping facilities including a Waitrose Local in Church Street, the part covered Swan Shopping Centre housing Sainsburys, Boots, Holland & Barrett and numerous other high street and independent retailers, coffee shops and restaurants.

Recreational facilities include Leatherhead Theatre in Church Street, Nuffield Health Gym in The Crescent and Leatherhead Leisure Centre nearby at Fetcham Grove.

Main line railway services to London Waterloo, Victoria and London Bridge are available from Leatherhead railway station with travel times of approximately 45 minutes. Junction 9 of the M25 which provides access to the national motorway network together with Heathrow and Gatwick Airports is approximately two miles distant.

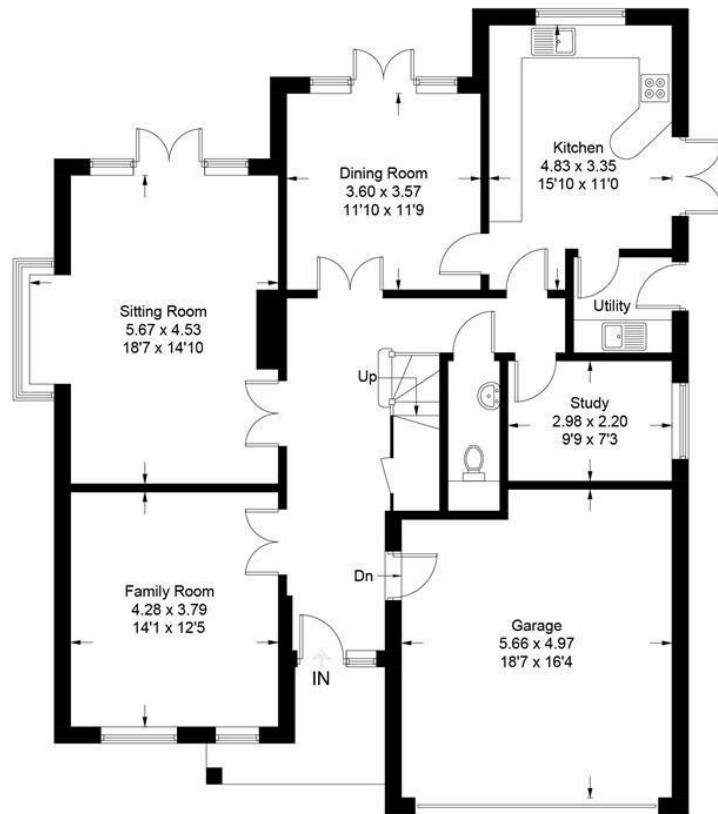
There are a wide variety of both state and private schools in the area for all ages. Within the general vicinity there is extensive open countryside much of which is Green Belt and National Trust owned being ideal for those who enjoy country pursuits.

N.B. St. Nicholas Hill is a private road owned by the resident's company. The current charge is £200 p.a.

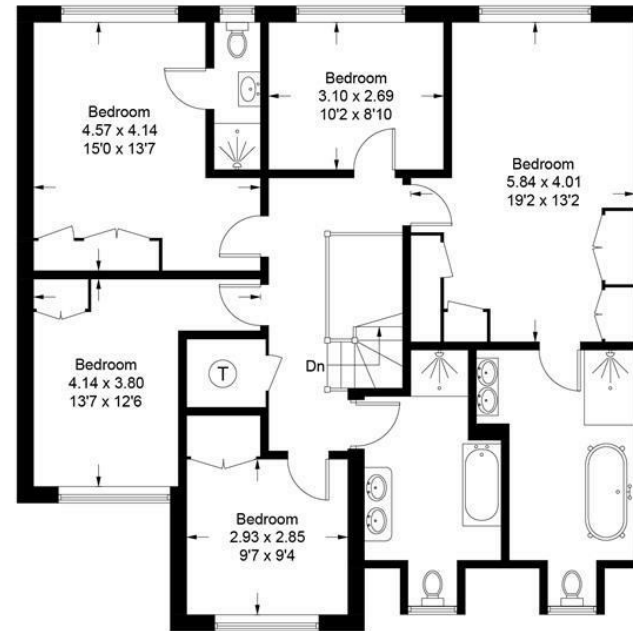
Tenure	Freehold
EPC	D
Council Tax Band	H



Approximate Gross Internal Area = 240.8 sq m / 2592 sq ft
(Including Garage)



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. (ID1088283)

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