



patrick
gardner
RESIDENTIAL

16 Magazine Place, Leatherhead, Surrey, KT22 8AZ

Price Guide £550,000



- EDWARDIAN SEMI-DETACHED HOUSE
- TWO BEDROOMS
- MODERN KITCHEN
- CONSERVATION AREA
- SHORT WALK TO TOWN
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- SOUTHERLY FACING GARDEN
- NEW ROOF IN 2014
- NO CHAIN

Description

This charming and beautifully presented two bedroom, two bathroom semi-detached Edwardian house is set on a Southerly facing plot in a sought after residential cul-de-sac in Leatherhead's conservation area.

A covered porch leads though to the hall with doors to a double aspect sitting room with fireplace and dining room with return door a modern fitted kitchen with newly installed boiler and door to rear garden. There is a useful adjoining modern shower/cloakroom.

From the hall stairs lead to the first floor landing with access to loft space. There is a large principal bedroom with fitted wardrobes, second small double bedroom and family bathroom.

Outside, an attractive walled frontage could also provide enough space for a parking space if a purchaser should wish to do so. Gated side access leads to a lovely landscaped rear garden with Southerly aspect and garden shed which has power (ideal for further utility space)

Tenure	Freehold
EPC	D
Council Tax	E
Band	



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. The M25 is only a two-minute drive away, providing easy access to both. Gatwick and Heathrow Airports.

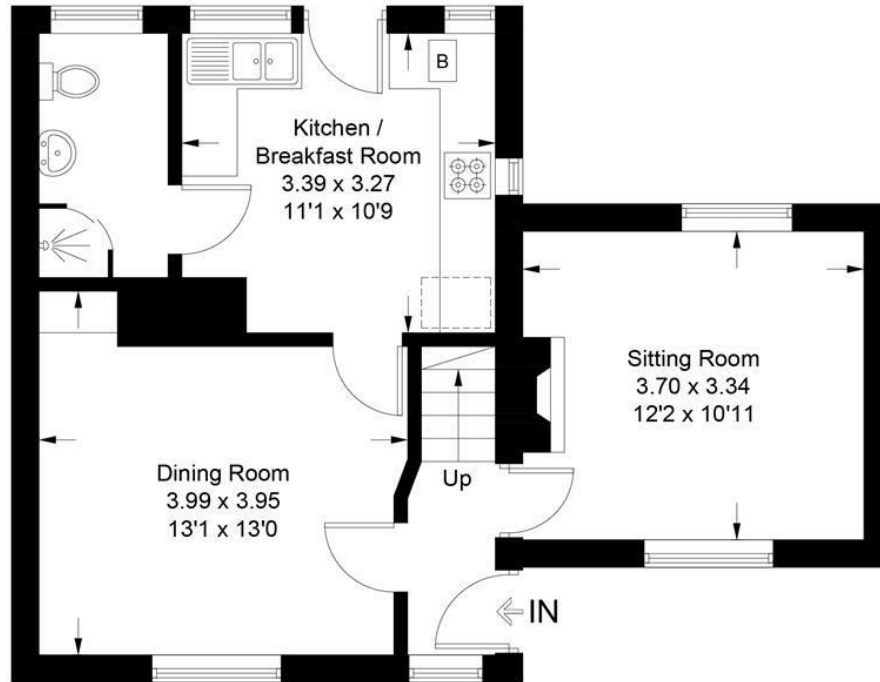
There is a wide range of quality private and state schooling in the area. Private schools include St. John's in Leatherhead, Downsend School, City of London Freeman's School in Ashted and state schools include St Andrew's RC School and Therfield Secondary School, both in Leatherhead.

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, Denbies Wine Estate and Epsom Downs where the famous Derby is held.

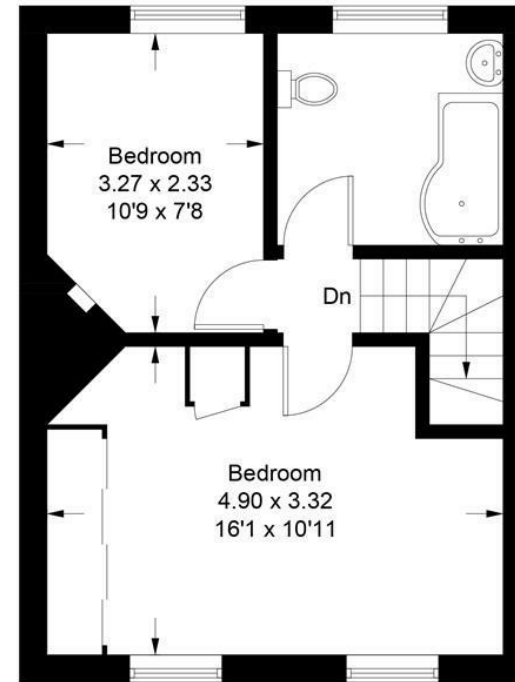
Approximate Gross Internal Area = 80.5 sq m / 866 sq ft



 = 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. (ID1105603)
www.bagshawandhardy.com © 2024

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.

