



 **patrick
gardner**
RESIDENTIAL

19 Poplar Road, Leatherhead, Surrey, KT22 8SF

Guide Price £525,000



- SEMI DETACHED VICTORIAN HOUSE
- ENTRANCE HALL & CLOAKROOM
- CELLAR ROOM
- 3 BEDROOMS & FAMILY BATHROOM
- GAS FIRED HEATING VIA RADIATORS
- NO ONWARD CHAIN
- SEPARATE SITTING & DINING ROOMS
- FITTED KITCHEN WITH GRANITE TOPS
- REAR GARDEN WITH SIDE ACCESS
- DOUBLE GLAZING

Description

This 3 bedroom semi-detached Victorian (believed to be 1893) period family home is situated in an established residential area about 5 minutes' walk away from the town centre.

Offered with no onward chain and in good decorative order, its accommodation includes an entrance hall, separate sitting room and dining room, fitted kitchen with granite working surfaces and cloakroom. A real bonus is a basement room with window.

Upstairs there are 3 good sized and well proportioned bedrooms with the principal bedroom served by a luxurious bathroom which has a 'Jack & Jill doors', one of which opens out onto the landing.

Outside, there is small front paved garden enclosed with wrought iron railings and shared side access around to the rear garden which is about 40' deep including the depth of a large garden shed.

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.

Tenure

Freehold

EPC

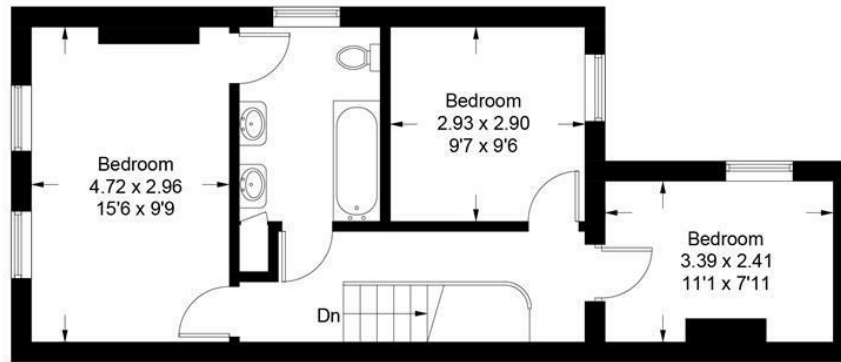
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Council Tax Band

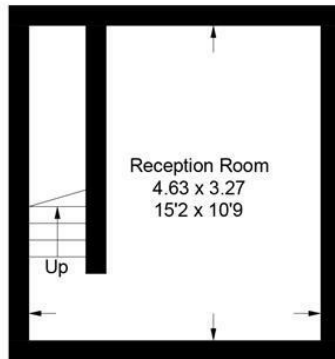
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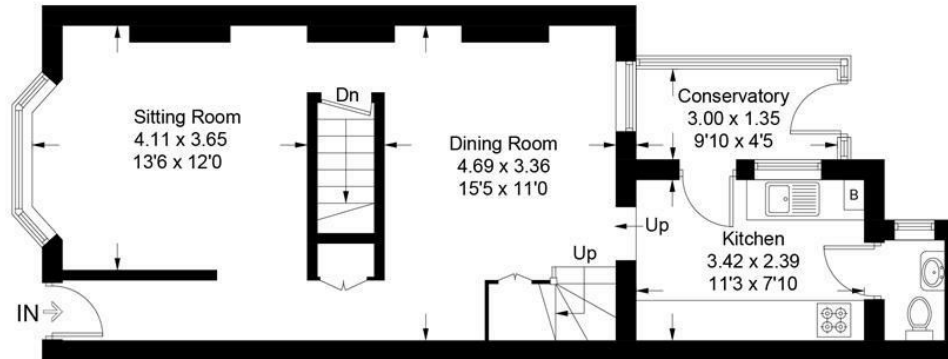
Approximate Gross Internal Area = 124 sq m / 1334 sq ft



First Floor



Basement



Ground 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. (ID1108923)
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