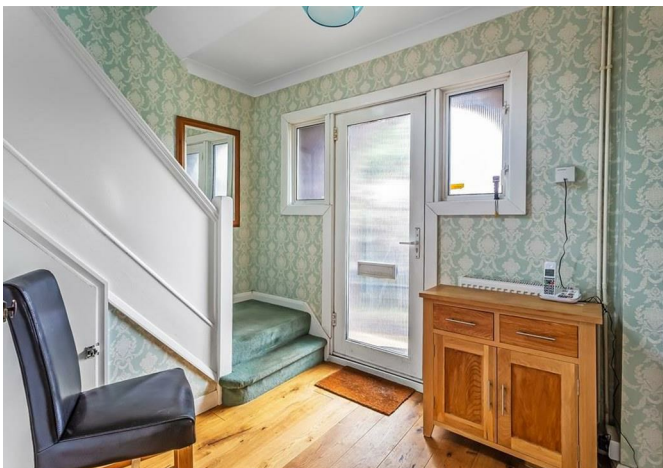




25 Kingston Road, Leatherhead, Surrey, KT22 7SL

Asking Price £585,000



- DETACHED 3 DOUBLE BEDROOM HOUSE
- CLOSE TO STATION, SCHOOLS & SHOPS
- ENTRANCE HALL
- OPEN PLAN KITCHEN/DINER
- 18'8 IN LENGTH SITTING ROOM
- THREE BEDROOMS
- BATHROOM & SEPARATE W.C.
- APPROX. 70' DEEP REAR GARDEN
- OFF ROAD PARKING SPACE
- DOUBLE GLAZED & GAS FIRED HEATING

Description

This 3 bedroom detached house enjoys a highly convenient location being within a few minutes' walk of the station, town centre shops and schools.

Externally, there is a newly created parking space from where a number of steps lead up to the front door.

Internally, there is a large Reception Hall with its engineered wood floor running through into the triple aspect Living Room which has a door out into the Rear Garden. The double aspect Kitchen/Diner, located at the rear of the house is fitted with modern units and space for a dining/kitchen table. Again, a door leads outside.

On the first floor, there are 3 double Bedrooms, a Family Bathroom and a separate W.C.

Outside, the Rear Garden which has a north westerly aspect being about 70' in depth is mainly laid to lawn with boundary shrubs and trees.

Situation

Leatherhead town centre includes a Waitrose Local, a choice of restaurants, cafes and Theatre (shows films as well), farmers market and the part covered Swan Shopping Centre which includes a Sainsbury and WH Smith.

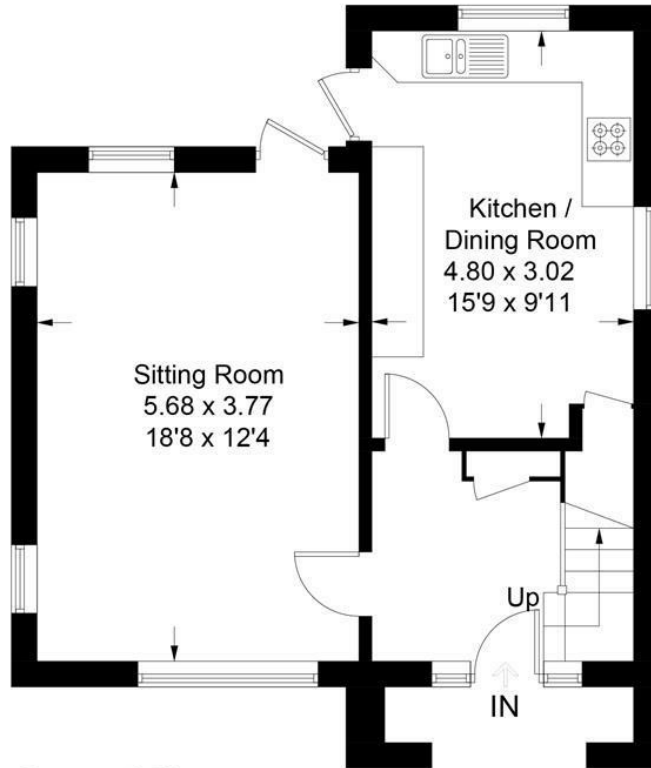
Located within Church Street is the town's Library and further along on the corner of Church Road/Church Street is St Mary's Parish Church. On The Crescent there is private members Nuffield Health Fitness and Wellbeing Gym which includes a pool.

Junction 9 of the M25 can be found just over a mile away and Gatwick and Heathrow International Airports are within easy reach. The mainline railway station is about 10 minutes walk away offers services to London Waterloo, Victoria and London Bridge as well as south to Guildford.

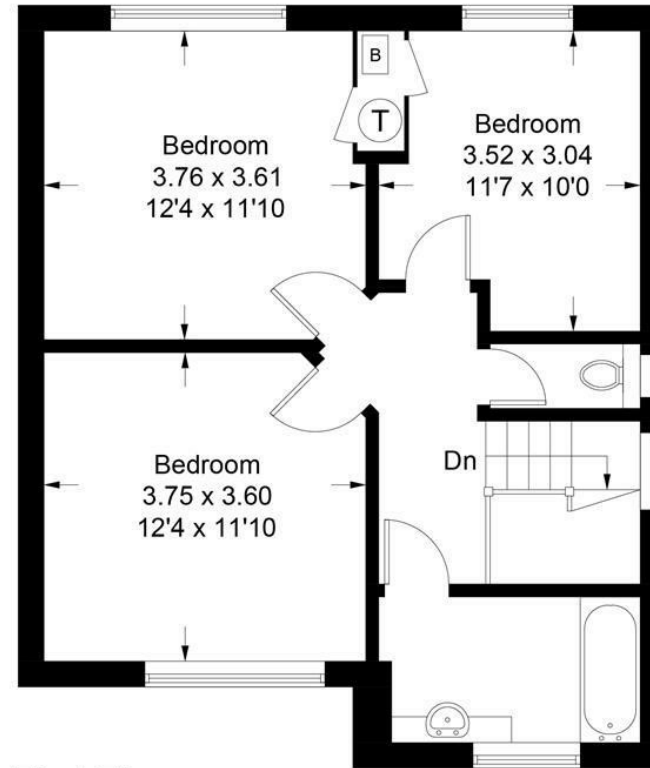
Tenure	Freehold
EPC	D
Council Tax Band	E



Approximate Gross Internal Area = 98.9 sq m / 1064 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. (ID1064538)
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