



Stonecroft Clinton Road, Leatherhead, Surrey, KT22 8NX

Price Guide £700,000





- SOUTH SIDE OF TOWN
- SOUTH WEST FACING REAR GARDEN
- OPEN PLAN SITTING/DINING ROOM
- PRINCIPAL BEDROOM SUITE
- GARAGE & OFF ROAD PARKING
- DETACHED BUNGALOW
- RECEPTION HALL
- LARGE CONSERVATORY
- 2 FURTHER BEDROOMS & BATHROOM
- GAS FIRED HEATING & DOUBLE GLAZING



## Description

This detached bungalow is set on the favoured south side of the town and benefits from a south westerly facing rear garden.

Offered with no onward chain, and in part in need of some updating, the accommodation provided is spacious and well proportioned.

There is a good sized entrance hall off which are doors to the remaining rooms which includes an open plan sitting/dining room, fitted kitchen with extensive units/worktops and a door outside and a large conservatory (in need of some work).

There are 3 good sized bedrooms; a principal bedroom suite which includes a dressing space with wardrobes and recently fitted ensuite shower room whilst the two remaining bedrooms are served by a family bathroom.

Outside to the front, there is ample off street parking, an integral garage and access around to the rear garden which measures just under 50' wide by just under 50' deep with a south westerly facing rear garden.

## Situation

Leatherhead town offers a comprehensive range of shopping facilities including the partly covered Swan Shopping Centre, theatre, Waitrose Local in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is located on the edge of the town at Fetcham Grove.

The main line railway station offers fast and frequent services north to London termini and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is north of Leatherhead and provides access to the national motorway network together with Gatwick and Heathrow International Airports.

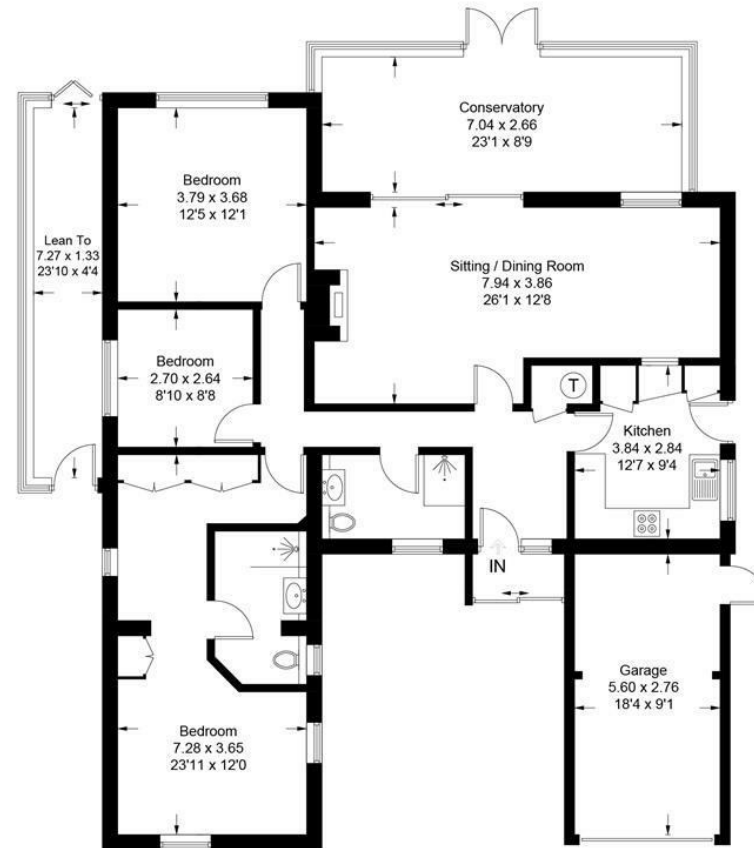
There is a wide range of quality private and state schooling in the general area. Private schools include St. John's in Leatherhead (11-18) Downsend School (11-16), City of London Freeman's School (7-18) in Ashted and state schools include St Andrew's RC School and Therfield Secondary School.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. Nearby is Epsom Downs where the famous Derby is held. There are numerous golf clubs close by including The RAC Country Club at Epsom and in Leatherhead Tyrrells Wood Golf Club as well as Beaverbrook with its world class golf course set in 400 acres.

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



Approximate Gross Internal Area = 129.2 sq m / 1390 sq ft  
Garage / Lean To = 25.7 sq m / 277 sq ft  
Total = 154.9 sq m / 1667 sq ft



**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. (ID1124874)

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