



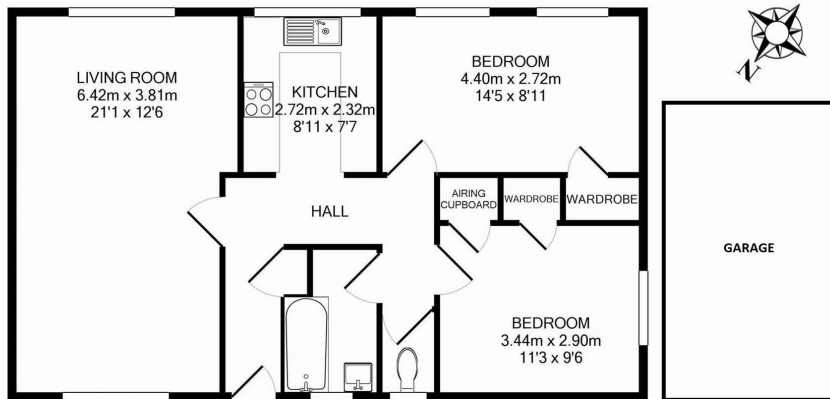
31 Waterfields, Leatherhead, KT22 7XB

Price Guide £275,000

- FIRST FLOOR MAISONETTE (728 SQ.FT.)
- TWO DOUBLE BEDROOMS
- UNDER FLOOR HEATING
- GARAGE
- WALKING DISTANCE TO MAINLINE STATION
- 21' X 12' LIVING/DINING ROOM
- MODERN FITTED KITCHEN
- BOARDED LOFT FOR STORAGE
- IDEAL FOR A FIRST TIME BUY
- COUNCIL TAX BAND C & EPC D

A bright and spacious (728 sq.ft.) first floor purpose built maisonette has been modernised to an excellent standard featuring electric underfloor heating to living room, kitchen and master bedroom. There is a large open plan lounge/dining room adjoining superb kitchen with built in fridge freezer, double oven and ceramic hob, there are two double bedrooms with full height built in wardrobes and recently refurbished bathroom and separate WC. Externally, an open brick staircase leads to the property's private front door. There is ample parking and well maintained communal gardens.

Waterfields is situated just off Barnett Wood Lane being conveniently located for local schools and shops. Leatherhead mainline station is also within walking distance.



Total Approx. Floor Area 67.6 Sq.M. (728 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Tenure Leasehold
Lease 125 Years from 1984
Combined GR & SC £57 per month
EPC E
Council Tax Band C



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