

Capel The Windmills, Leatherhead, KT22 8FA

Price Guide £885,000









- MODERN SEMI-DETACHED FAMILY HOME THREE DOUBLE BEDROOMS
- SUPERB KITCHEN BREAKFAST ROOM
- TWO LUXURY BATHROOMS
- GARAGE
- LANDSCAPED REAR GARDEN

- SITTING ROOM
- SEPARATE UTILITY ROOM
- 1859 SQ.FT.INCL.GGE
- SOUGHT AFTER LOCATION

Description

This beautifully appointed family house is situated in a quiet, leafy residential road on the south side of Leatherhead within walking distance to the town centre and railway station.

Offering over 1850 sq.ft.incl.gge, the ground floor comprises a reception hall with cloakroom and superb open plan kitchen/dining room featuring breakfast bar, painted oak cabinets, Seimens appliances, separate utility room and bi-folding doors onto the decked terrace.

The main sitting room with gas fireplace is situated on the first floor, along with the principal bedroom suite enjoying separate dressing room and ensuite bathroom. The second floor offers a further two double bedrooms that share a family bathroom with a separate bath and shower.

Outside, there is parking for two cars with electric car charging point. Gated side access leads to a beautifully landscaped rear garden with North West aspect comprising a decked terrace with steps to artificial lawn bordered with rendered walls, rear patio and garden shed. The single garage has a return integral door to the hallway.

Situation

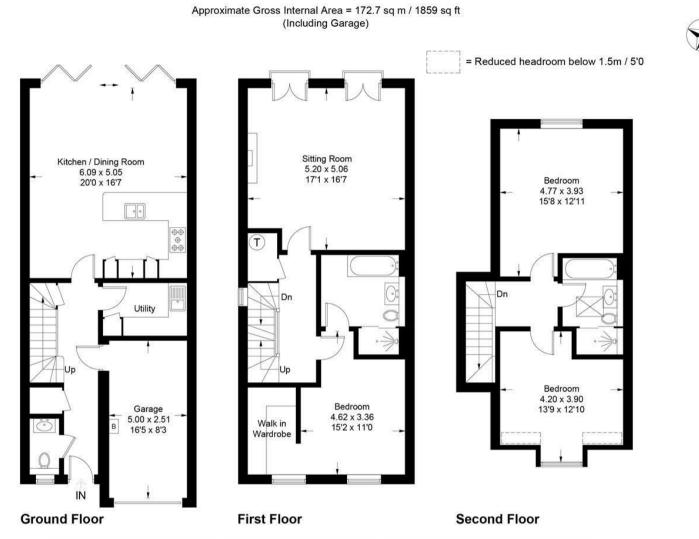
Leatherhead town centre with nearby river walks offers a variety of shops including a Waitrose, Boots, WH Smith and Sainsbury's in the part covered Swan Shopping Centre. The town offers a wide variety of quality independent restaurants and coffee shops. Within the area there are highly regarded both state and private schools including in Leatherhead St John's School and Downsend School whilst at nearby Mickleham is Box Hill School.

Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful of outdoor activities at Bocketts Farm, Denbies Wine Estate, and Polesden Lacy. Epsom Downs (home of the famous Derby horse race) is within 15 minutes drive and Headley Heath is just 10 minutes away.

Tenure	Freehold
EPC	В
Council Tax	F





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. (ID1130600) 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

