



patrick
gardner
RESIDENTIAL

Capel The Windmills, Leatherhead, KT22 8FA

Price Guide £885,000



- MODERN SEMI-DETACHED FAMILY HOME
- SUPERB KITCHEN BREAKFAST ROOM
- TWO LUXURY BATHROOMS
- GARAGE
- LANDSCAPED REAR GARDEN
- THREE DOUBLE BEDROOMS
- 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, Siemens 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	B
Council Tax	F



Approximate Gross Internal Area = 172.7 sq m / 1859 sq ft
(Including Garage)



 = Reduced headroom below 1.5m / 5'0"



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)

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