



3 Highlands Mews Highlands Road, Leatherhead, Surrey, KT22 8DA

Price Guide £565,000



- THREE BEDROOM HOUSE
- LARGE GARAGE
- FITTED KITCHEN
- GARDEN
- SHORT WALK TO TOWN

- SITTING/DINING ROOM
- GRAVEL DRIVEWAY FOR TWO CARS
- HALL & CLOAKROOM
- MODERN BATHROOM
- NO CHAIN

Description

This attractive three bedroom modern town house is situated in a sought after area of South Leatherhead whilst offering off street parking for two cars and large single garage.

Offered with no onward chain, the ground floor accommodation comprises reception hall with cloakroom, fitted kitchen with integrated oven & hob, granite work surfaces and sitting/dining room with conservatory style addition with French doors to a patio style rear garden.

On the first floor there are two bedrooms (one with fitted wardrobes) and a bathroom. On the second floor is a good sized principal bedroom with fitted wardrobes and useful eaves storage.

Outside, the property has a good sized single garage (with power point and potential to upgrade for electric car charging), a shared allocated parking space with no.4 Highlands Mews and a further gravel driveway with parking for two cars . The rear garden has a patio and lawn with screen fencing.

Tenure	Freehold
EPC	D
Council Tax Band	E

Situation

Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose Local and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town.

The main line railway station is just 10 minutes walk and offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is only a two-minute drive away, providing easy access to both. Gatwick and Heathrow Airports.

There is a wide range of quality private and state schooling in the general area. State schools include St Andrew's RC School and Therfield Secondary School, both in Leatherhead. Private schools include St. John's in Leatherhead, Downsend Prep School.

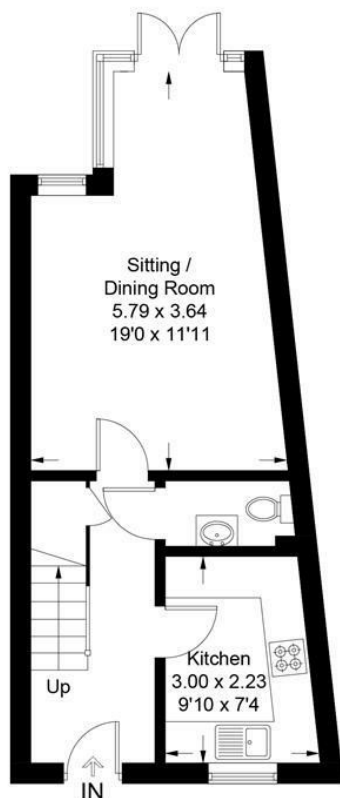
In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts Farm, Denbies Wine Estate and Epsom Downs where the famous Derby is held.



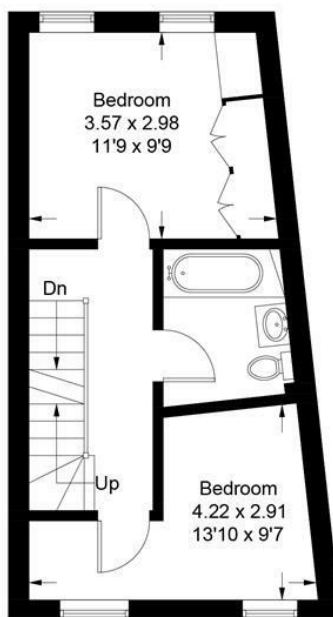
Approximate Gross Internal Area = 87.8 sq m / 945 sq ft
 Garage = 19.1 sq m / 205 sq ft
 Total = 106.9 sq m / 1150 sq ft



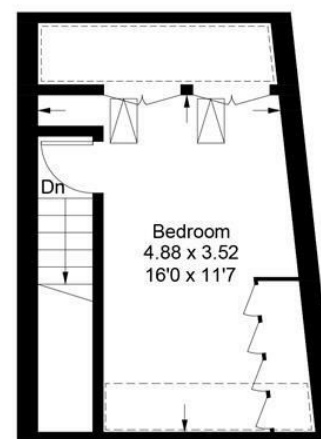
 = Reduced headroom below 1.5m / 5'0



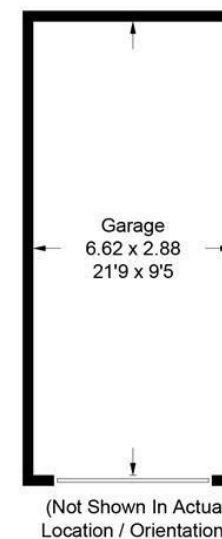
Ground Floor



First Floor



Second 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. (ID1134784)

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