



Oak Lodge, Highlands Road, Leatherhead, Surrey, KT22 8NJ

Price Guide £1,250,000





- DETACHED BUNGALOW
- WALKING DISTANCE OF SHOPS
- 2041 SQ.FT. INCL GARAGE
- UTILITY ROOM
- 3-4 BEDROOMS (2 ENSUITES)

- SOUTH SIDE OF LEATHERHEAD
- WESTERLY ASPECT REAR GARDEN
- KITCHEN/DINING ROOM
- 2-3 RECEPTION ROOMS
- NO ONWARD CHAIN



## Description

Built in 2007 and owned since new, this superb four bedroom detached bungalow is set in the heart of South Leatherhead whilst enjoying a secluded, quite location with Westerly facing garden. Set off Highlands Road, a tree lined, shared private driveway leads to Oak Lodge.

Offered with no onward chain the well-appointed accommodation includes underfloor heating throughout and comprises a spacious reception hall, splendid sitting room with fitted book shelves and doors to terrace, bespoke kitchen breakfast room with granite worksurfaces and integrated appliances and separate utility room with integral door to a single garage.

There are four bedrooms including the principle bedroom with range of fitted wardrobes and superb fully tiled ensuite with separate shower and bath, guest bedroom with ensuite shower room, third double bedroom with fitted wardrobes and fourth bedroom which is currently used as a study.

Outside, a block pavier drive with adjoining lawn provides ample off street parking, gated side access leads to a mature rear garden with wide rear terrace and good sized lawn bordered with mature trees and fencing.

Conveniently for a purchaser there is no onward chain

## Situation

Located on the very popular south side of Leatherhead, this property is within walking distance of the town centre, Parish Church, Nuffield Health Fitness & Wellbeing Gym and nearby allotments.

Leatherhead town centre offers a variety of shops including a Boots, WH Smith and Sainsbury's Supermarket in the part covered Swan Shopping Centre. In nearby Church Street is a Little Waitrose. The town centre itself offers a wide variety of quality independent restaurants and pubs. 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.

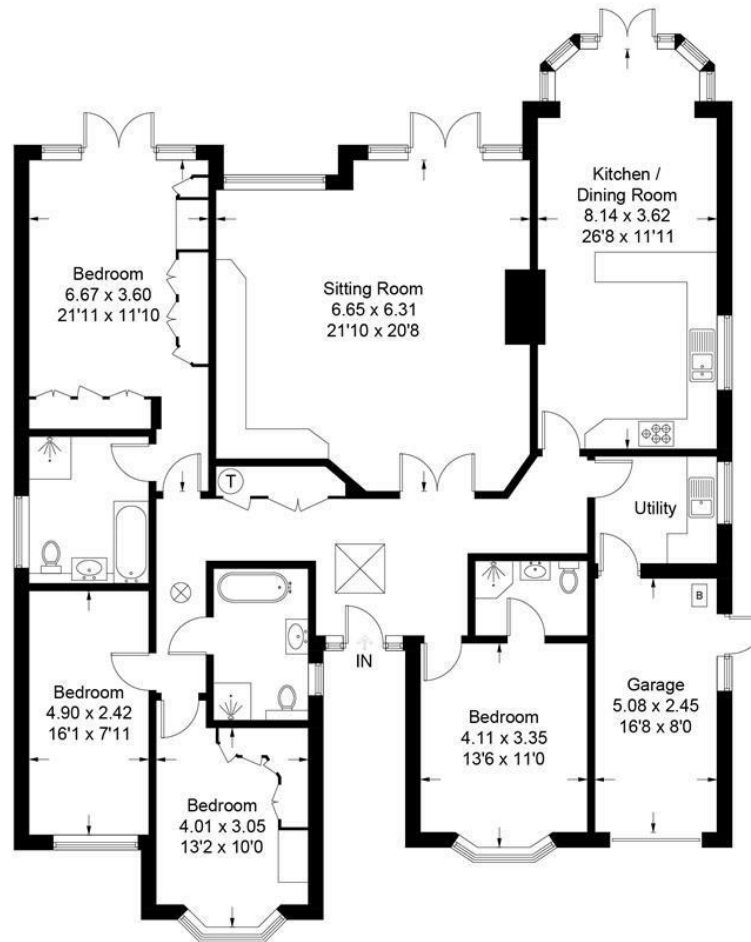
Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick International Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking, cycling and horse riding. Other outdoor family pursuits on the doorstep include Polesden Lacy, Denbies Wine Estate, Bocketts Farm and Norbury Park.

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



Approximate Gross Internal Area = 189.6 sq m / 2041 sq ft



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. (ID1151458)

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