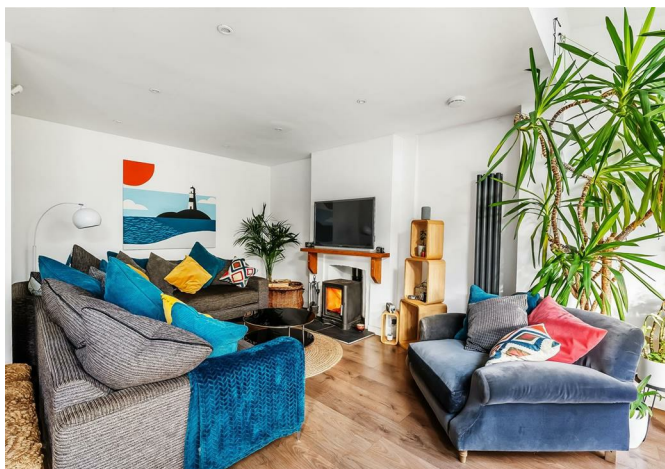




48 Kingston Road, Leatherhead, Surrey, KT22 7BW

Price Guide £899,950



- 1920's DETACHED FAMILY HOUSE
- SUPERB KITCHEN/DINING/LIVING ROOM
- SEPARATE UTILITY ROOM
- GARAGE (10'2 X 9'8)
- GARDEN WITH SUMMERHOUSE
- FIVE BEDROOMS + 2 BATHROOMS
- SITTING ROOM
- 2059 SQ.FT.INCL.GGE + SUMMERHOUSE
- SHORT WALK TO SCHOOLS & STATION
- NO CHAIN

Description

This stylish five bedroom 1920's detached house has been extended and refurbished with the current ownership to create just over 2000 sq.ft. of modern family space whilst just a short walk from local schools, town centre and mainline railway station.

The accommodation comprises a spacious reception hall with cloakroom, sitting room with log burning stove and terrific part-vaulted 30'9 x 24'5 kitchen/dining/living room featuring a large central island, two sets of sliding doors to garden, space for large dining table, log burning stove in living area and an adjoining separate utility room.

Upstairs, there are four double bedrooms (one with en suite), a good sized single bedroom and family bathroom with separate shower and bath.

Outside, a block pavier driveway provides ample off street parking with access to a half-sized garage. Gated side access leads to a lovely rear garden with wide decked terrace with steps to the lawn and path to the garden summerhouse.

*** The property features solar panels which provide free power during daylight hours whilst also generating power direct the the 'grid'. The electricity generated to the grid provides about £1,100 pa which generally covers all household electricity for the year.

Situation

Located on the Kingston Road this property is within walking distance of the town centre, Waitrose, Parish Church, Nuffield Health Fitness & Wellbeing Gym and mainline station

Leatherhead town centre offers a variety of shops including a 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 Therfield, St Andrews Catholic School, St John's and Downsend.

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

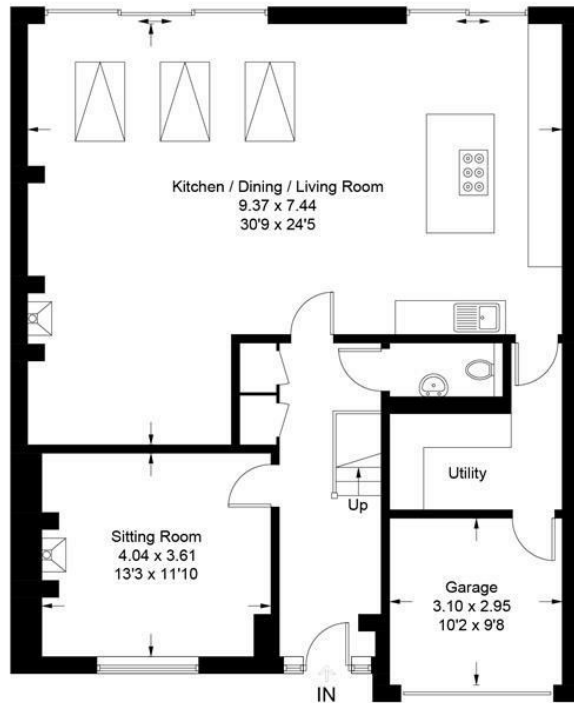
C

Council Tax Band

F



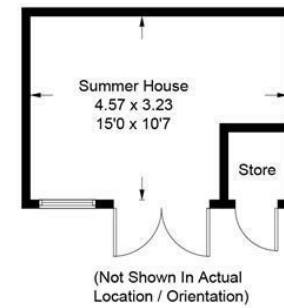
Approximate Gross Internal Area = 191.3 sq m / 2059 sq ft
(Including Garage)
Summer House = 14.8 sq m / 159 sq ft
Total = 206.1 sq m / 2218 sq ft



Ground Floor



First 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. (ID1158934)

www.bagshawandhardy.com © 2025

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

