



10 Windmill Drive, Leatherhead, KT22 8PW

Offers In Excess Of £1,000,000



- DETACHED FAMILY HOUSE
- SOUTH WESTERLEY FACING GARDENS
- THREE RECEPTION ROOMS
- KITCHEN BREAKFAST ROOM
- QUIET RESIDENTIAL POSITION
- 180' PANARAMIC VIEWS
- FIVE BEDROOMS
- 2053 SQ FT & DOUBLE GARAGE
- RECEPTION HALL & CLOAKROOM
- NO CHAIN

Description

Requiring updating, this spacious detached family house is set on a quiet residential road in South Leatherhead whilst enjoying splendid panoramic views across to Norbury Park. Offering over 2000 sq.ft. + garaging the property also offers the opportunity for value enhancement.

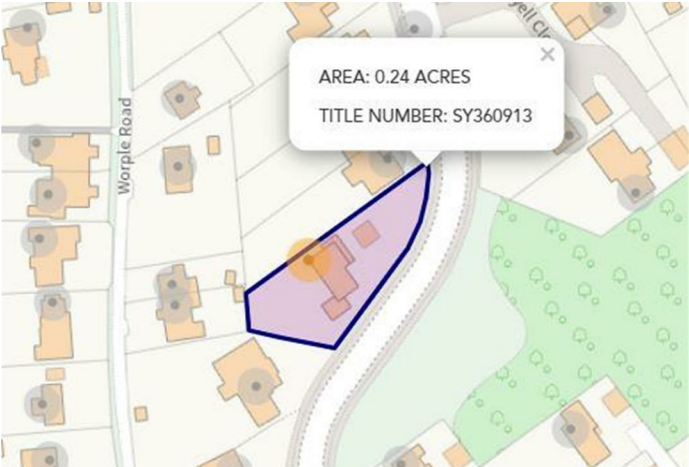
The accommodation comprises reception hall with cloakroom, kitchen/breakfast room ,17'10 x 13'11 family room/study and lovely double aspect open plan sitting/dining room with central fireplace with two pairs of sliding doors to the terrace.

Upstairs, the master bedroom has a large en suite bathroom with separate shower and fitted wardrobes, there are three further double bedrooms (two with fitted wardrobes), a good sized single bedroom and family bathroom.

Outside, there driveway leading to a detached double garage. Gated side access leads to the rear garden with large terrace and steps to the lawn bordered with mature trees and hedging.

Conveniently for a purchaser there is no onward chain

Tenure	Freehold
EPC	D
Council Tax Band	G



Situation

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

Leatherhead town centre offers a variety of shops including a Waitrose, Boots, WH Smith and Sainsbury's Supermarket in the part covered Swan Shopping Centre. The town centre itself offers a wide variety of boutique coffee shops, 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.

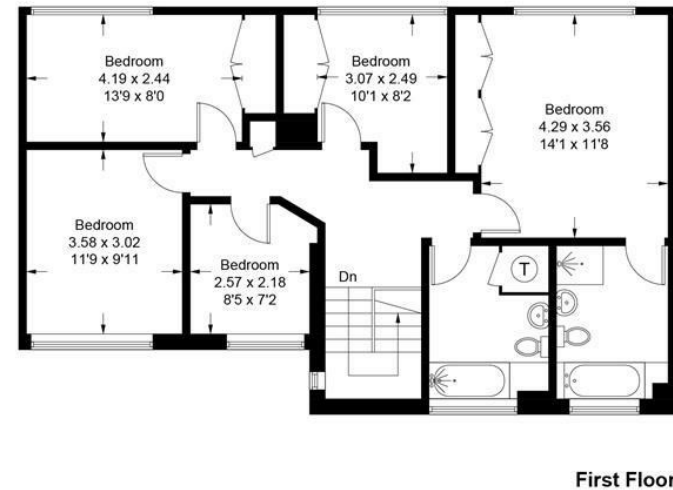
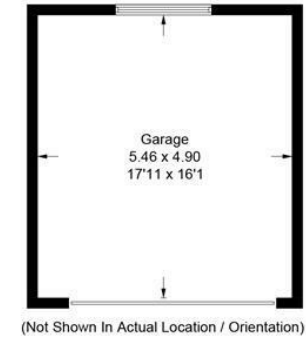
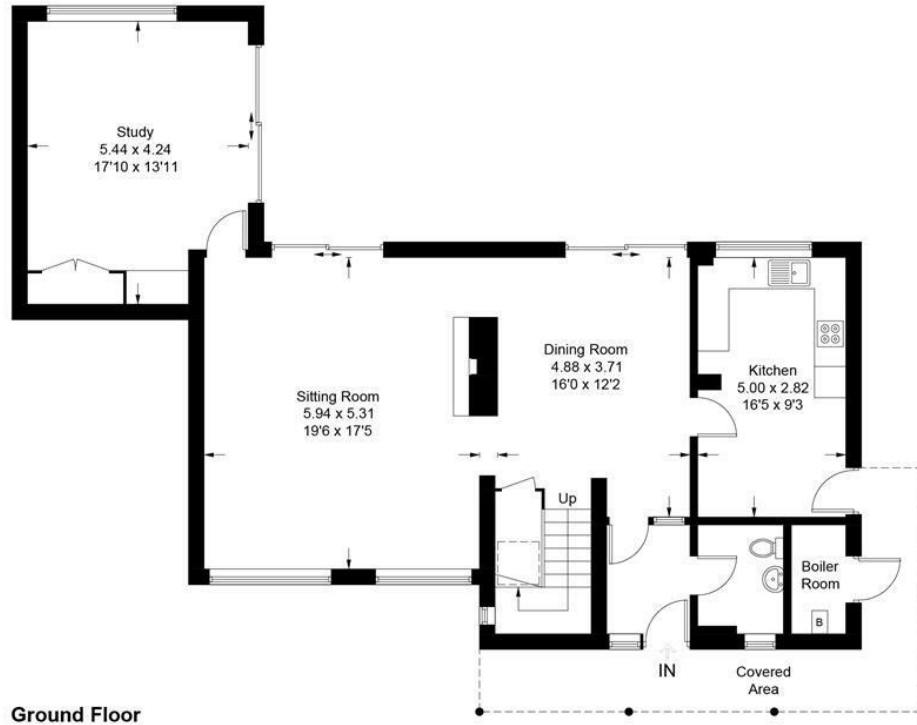
Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. The M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful 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.

Approximate Gross Internal Area = 190.7 sq m / 2053 sq ft
 Garage = 26.7 sq m / 287 sq ft
 Total = 217.4 sq m / 2340 sq ft



 = 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. (ID1147580)

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