



9 Poplar Avenue, Leatherhead, KT22 8SH

Price Guide £500,000



- 3 BEDROOM HOUSE
- DRIVEWAY
- FREEHOLD
- CLOSE TO TRAIN STATION
- OPEN PLAN KITCHEN/DINING ROOM
- FRONT AND REAR GARDEN
- GAS CENTRAL HEATING
- CLOSE TO TOWN
- RECENTLY DECORATED EXTERNALLY
- CUL DE SAC

Description

This beautiful three bedroom semi detached house offers 1035 sq ft of bright and spacious accommodation. The seller has kept the house in a lovely condition and has recently decorated internally and externally.

The accommodation comprises of an inviting entrance hall, lounge with gas fire, kitchen/dining room with patio doors and side access, family bathroom and three double bedrooms with built in wardrobes.

Outside there are generous front and rear gardens with patio areas and there is an driveway for one car.

Tenure	Freehold
EPC	D
Council Tax Band	D

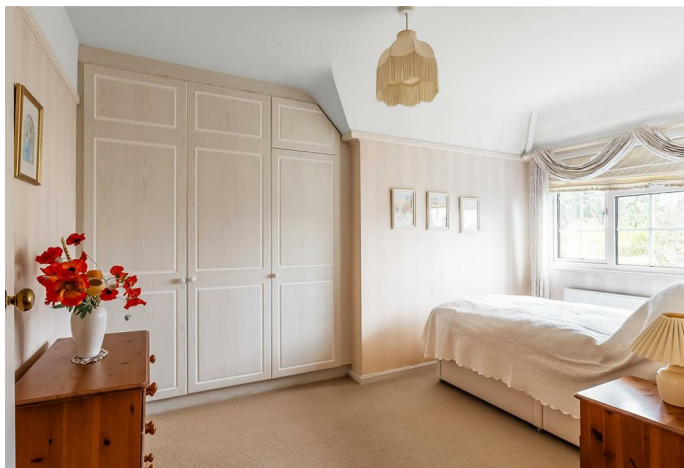
Situation

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 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. Private schools include St. John's in Leatherhead, Downsland School, City of London Freeman's School in Ashted and state schools include St Andrew's RC School and Therfield Secondary School, both in Leatherhead.

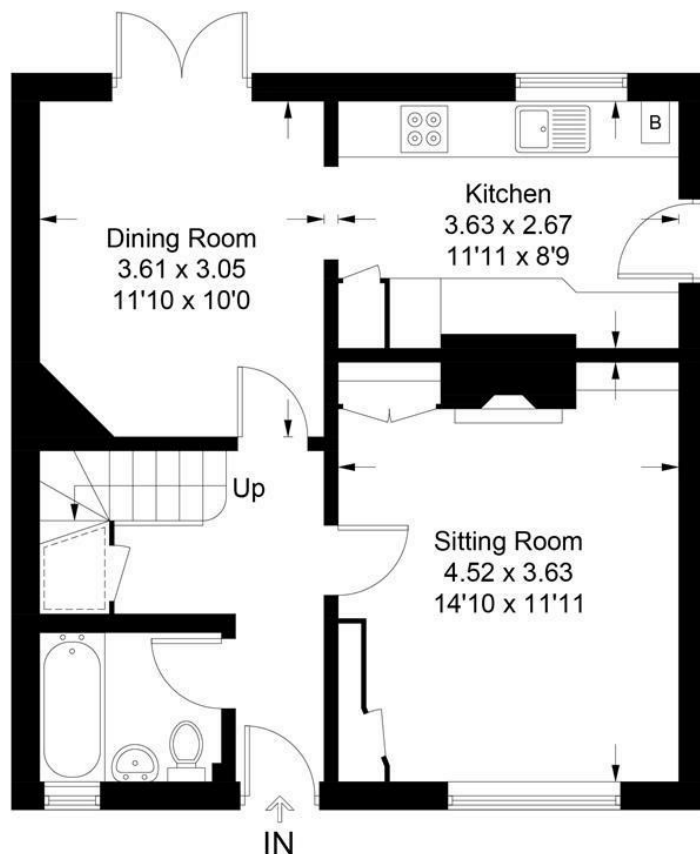
In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts farm and Epsom Downs where the famous Derby is held.



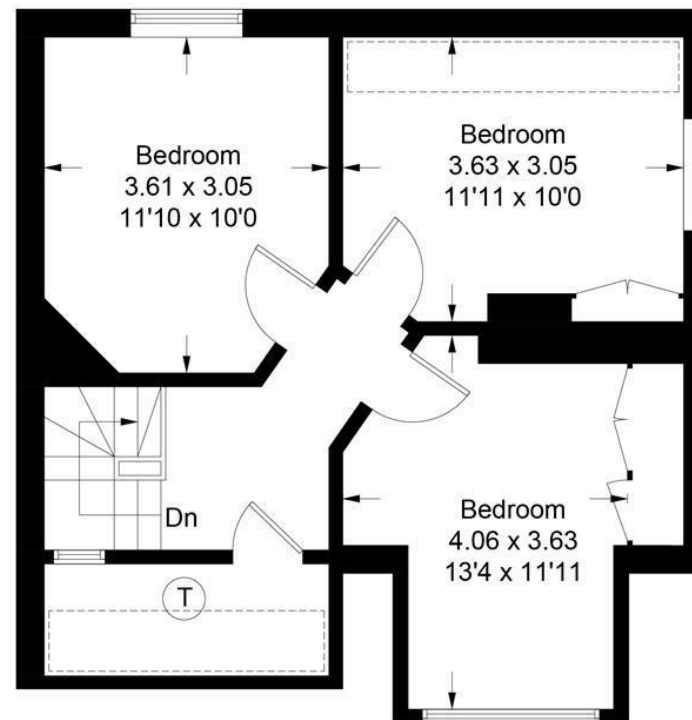


= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 96.2 sq m / 1035 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. (ID1169414)
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