



33 St. Johns Road, Leatherhead, Surrey, KT22 8SE

Price Guide £695,000





- LOVELY VICTORIAN VILLA (1866 sq.ft.)
- BATHROOM & SHOWER ROOM
- SITTING ROOM
- CLOSE TO TOWN, SCHOOLS & STATION
- GARDEN CABIN/HOME OFFICE
- FOUR BEDROOMS
- KITCHEN BREAKFAST ROOM
- BASEMENT / FAMILY ROOM
- SEPARATE UTILITY ROOM
- RESIDENTS PERMIT PARKING \*



## Description

Built in 1870, this delightful four bedroom Victorian Villa maintains many original features and offers just under 1900 sq.ft of family accommodation over four floors. Set within a short walk of the town centre, local schools, parks and mainline railway station it also benefits from residents permit parking.

A covered porch leads to an 'L' shaped reception hall with cloak/shower room and stairs down to a superb 27'4" basement/family room with bay window and store room. The front sitting room enjoys a bay window, open fireplace with a granite hearth, pewter inlay and solid wood surround.

The open plan kitchen incorporates granite work surfaces, integrated appliances and range of oak fronted cabinets and leads through to a vaulted dining room with Velux window, double doors to the garden and return door to good sized separate utility room.

Stairs from the hall lead to the first floor landing with a light and spacious 17'7" x 11'1" master bedroom, second double bedroom with fireplace and large family bathroom with roll top bath.

Stairs from the landing lead to a third double bedroom with recessed cupboards and single bedroom four, both with useful eaves storage spaces.

Outside, a pretty frontage with tiled path and garden and enclosed with wrought iron railings whilst the rear garden extends to approx. 50 ft and incorporates a patio, lawn with brick edging and smart garden cabin/home office.

\* There is permit parking - £84 pa for 1st car, £104 pa for 2nd car and £134 for 3rd and subsequent permits.

## Situation

Located on the very popular St Johns School area of Leatherhead, 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 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 Airports.

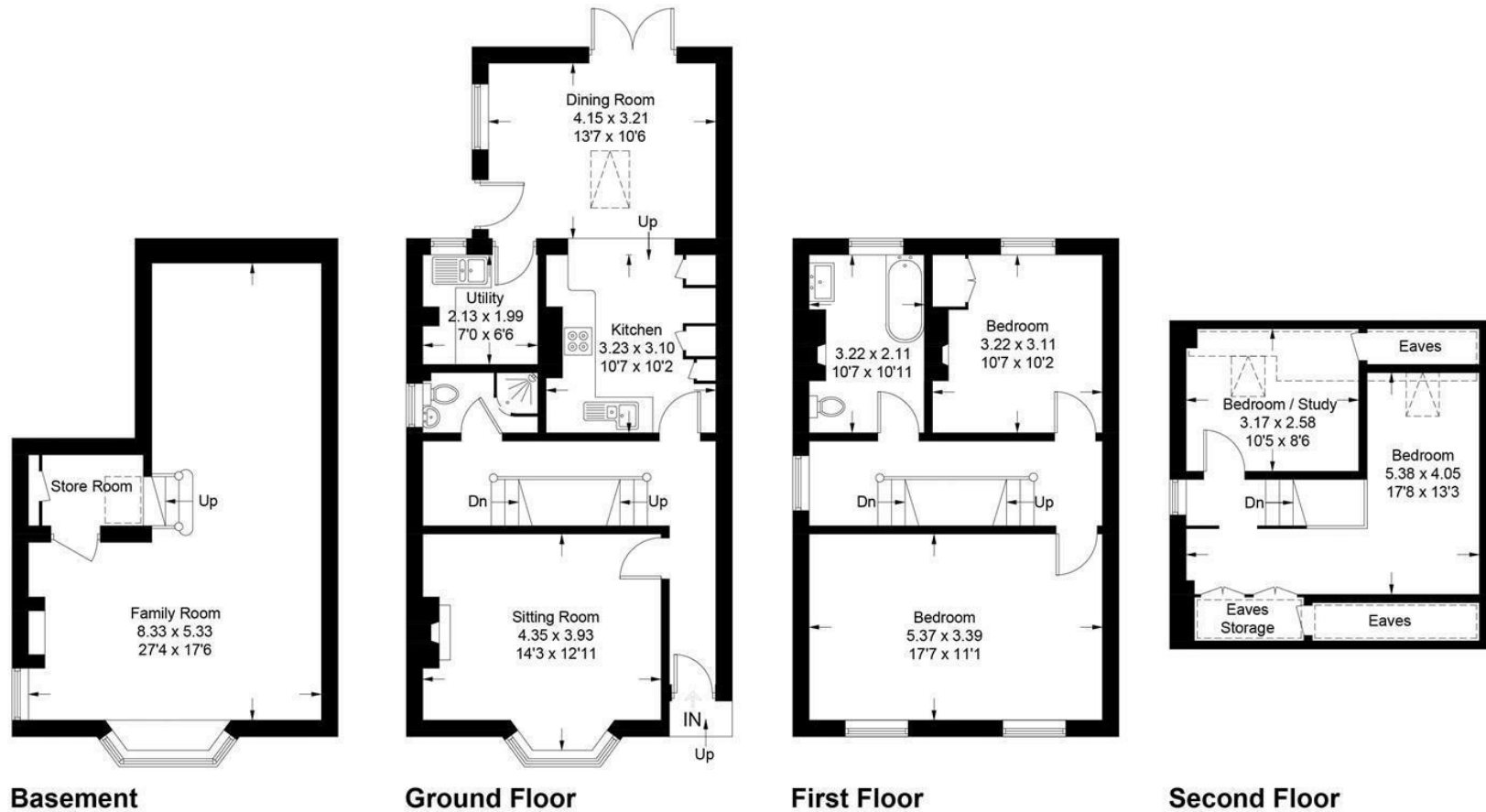
The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful of outdoor activities at Bocketts Farm, Denbies Wine Estate, and Polesden Lacy. Epsom Downs (home of the famous Derby horse race) is within 15 minutes drive and Headley Heath is just 10 minutes away.

Tenure	Freehold
EPC	E
Council Tax Band	F



Approximate Gross Internal Area = 136.6 sq m / 1470 sq ft  
 Basement = 36.8 sq m / 396 sq ft  
 Total = 173.4 sq m / 1866 sq ft  
 (Including Eaves Storage)

 = 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. (ID627161)