



4 Waverley Place, Leatherhead, Surrey, KT22 8AS

Price Guide £519,950



- VICTORIAN FAMILY HOUSE
- OFF STREET PARKING
- HOME OFFICE
- UPSTAIRS BATHROOM
- SHORT WALK TO TOWN & STATION

- LOVELY SITTING/DINING ROOM
- PART VAULTED FITTED KITCHEN
- THREE DOUBLE BEDROOMS
- SIZEABLE CELLAR
- NO CHAIN

Description

A charming three double bedroom Victorian house situated in the heart of South Leatherhead's conservation area offering just over 1206 sq.ft. (incl. cellar) of light, spacious and tastefully decorated accommodation over three floors.

Outside, an attractive frontage with adjacent hard standing provides for an off street parking for one car.

A covered porch leads through to the hallway opening to a delightful double aspect open plan sitting/dining room featuring an attractive bay window, fireplace and door leading to a useful 11'6 X 7'11 cellar. The part vaulted kitchen comprises a comprehensive range of fitted units with integrated appliances, sky light and door to the courtyard and 8'x 5'10" home office.

From the dining area, stairs lead to the first floor off which is the master bedroom with superb range of fitted wardrobes, second double bedroom with rear aspect and modern family bathroom.

From the landing, stairs leads to third double bedroom with Velux window (with blind) and gable window providing a lovely view across to Byron Place.

To the rear there is a pretty walled garden with rear garden gate.



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.

Hundreds of acres of Green Belt countryside are within walking distance of the house, much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts farm and Epsom Downs where the famous Derby is held. There are numerous golf clubs close by including The RAC Country Club in Epsom and in Leatherhead Tyrrells Wood Golf Club and Beaverbrook Private Members Club with its world class golf course set in 400 acres.

Tenure	Freehold
EPC	D
Council Tax Band	D

 = Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 99.4 sq m / 1070 sq ft
 Basement = 8.4 sq m / 90 sq ft
 Office = 4.3 sq m / 46 sq ft
 Total = 112.1 sq m / 1206 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. (ID1000628)
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