



24 Windmill Drive, Leatherhead, Surrey, KT22 8PW

Price Guide £875,000





- DETACHED HOUSE - WITH VIEWS
- ENTRANCE HALL
- OPEN PLAN KITCHEN/DINING ROOM
- \* PLANS FOR GROUND & 1ST FLOOR EXTENSIONS
- GARAGE & LOVELY GARDENS
- SOUTH SIDE OF THE TOWN
- CLOAKS/UTILITY ROOM
- SITTING ROOM & SEPARATE STUDY
- 3 BEDROOMS & FAMILY BATHROOM
- SHORT WALK TO TOWN



## Description

This 3 bedroom detached house is set in a quiet road on the south side of the town whilst enjoying a sunny south westerly aspect and panoramic views across the Mole Valley

On the ground floor there is an entrance hall, combined cloakroom/utility room, stylish open plan kitchen/dining room, lounge with modern fireplace and sliding doors onto the rear terrace. A return door leads to the study also with sliding doors to the terrace and integral door to the garage.

On the first floor there are 3 double bedrooms (each with fitted wardrobes) and a family bathroom.

The rear garden is about 80' deep and comprises a large patio with fixed metal framed pergola with weather protective in situ roof cover, lawn beyond with boundary shrubs/hedging providing for a high degree of privacy.

Conveniently for a purchaser there is no onward chain

\* There are refurbishment and extension plans that ready to go for planning for Ground and 1st floor extensions to create a 4 bedroom house - please enquire to Patrick Gardner for more details

Tenure	Freehold
EPC	D
Council Tax Band	F

## 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 Fitnesss & 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.

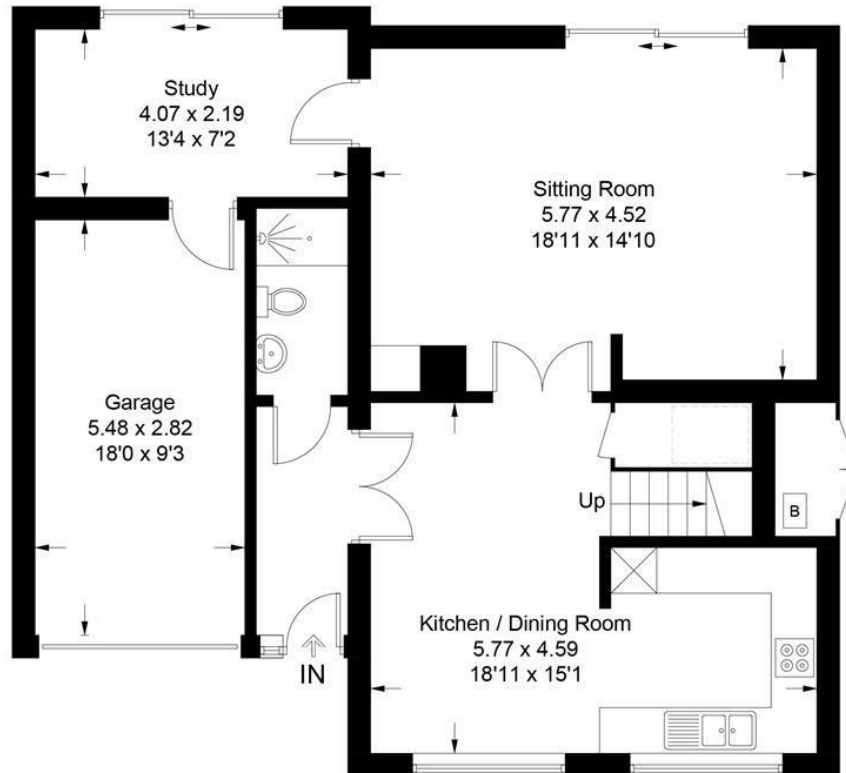
The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking, cycling and horse riding. Other outdoor family pursuits on the doorstep include Polesden Lacy, Denbies Wine Estate, Bocketts Farm and Norbury Park.



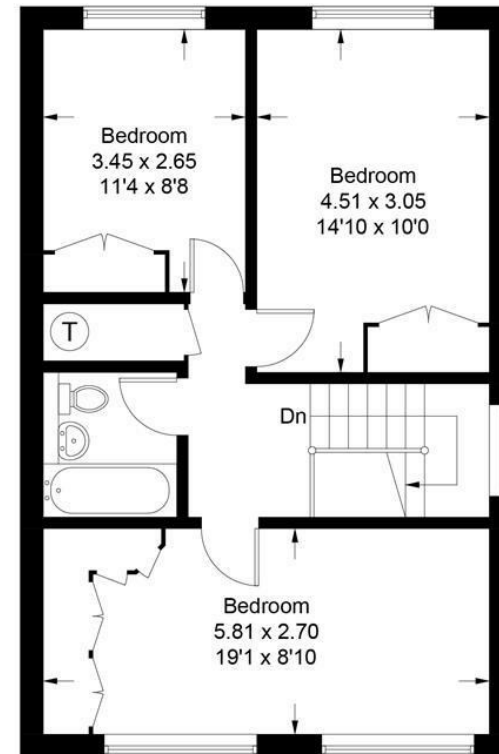
Approximate Gross Internal Area = 142.1 sq m / 1529 sq ft  
 (Including Garage)  
 External Cupboard = 1.4 sq m / 15 sq ft  
 Total = 143.5 sq m / 1544 sq ft



 = Reduced headroom below 1.5m / 5'0



**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. (ID1197281)  
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