



59 Windfield, Leatherhead, Surrey, KT22 8UH

Price Guide £565,000





- SEMI-DETACHED HOUSE
- TWO RECEPTION ROOMS
- SITTING/DINING ROOM
- MODERN BATHROOM
- DOUBLE GARAGE + DRIVEWAY
- THREE BEDROOMS
- KITCHEN + BREAKFAST AREA
- LARGE UTILITY ROOM
- HALL & SHOWER ROOM
- SOUTH WEST FACING GARDEN



## Description

This extended three bedroom semi-detached house is set in a quiet cul-de-sac featuring a double garage and South West facing garden whilst within a short walk of town and station.

On the ground floor an enclosed porch leads to the reception hall with door to a good sized study, cloakroom with shower and useful under stairs cupboard. The open plan living area comprises a breakfast area with wide opening to the sitting/dining room with fireplace and door to the garden. The modern kitchen features shaker style cabinets, built in double Neff oven and enjoys an adjoining utility room with door to large side garden.

Upstairs there are three good sized bedrooms and modern family bathroom with separate shower and bath.

Outside, there is off street parking for three /four cars and accesses the detached double garage. Gated side access lead to a wide side garden and through to a lovely landscaped South West facing garden comprising shaped lawn and decked terrace bordered with mature trees and hedging. There is a useful rear garden gate leading through to Magazine place.

Tenure	Freehold
EPC	D
Council Tax Band	E



## Situation

The property is ideally located in a residential road within walking distance of the town centre, Parish Church, Library and Nuffield Health Fitness & Wellbeing Gym.

Leatherhead town centre offers a variety of shops including a Waitrose, Boots, WH Smith and Sainsbury's Supermarket within the part covered Swan Shopping Centre. The town centre itself offers a wide variety of quality independent restaurants and pubs. Within the area there are highly regarded both state and private schools including Therfield, St Andrews, St John's School and Downsend School whilst at nearby Mickleham is Box Hill School.

Leatherhead is well located for commuter access to London Waterloo and Victoria with regular services of just over 45 minutes.

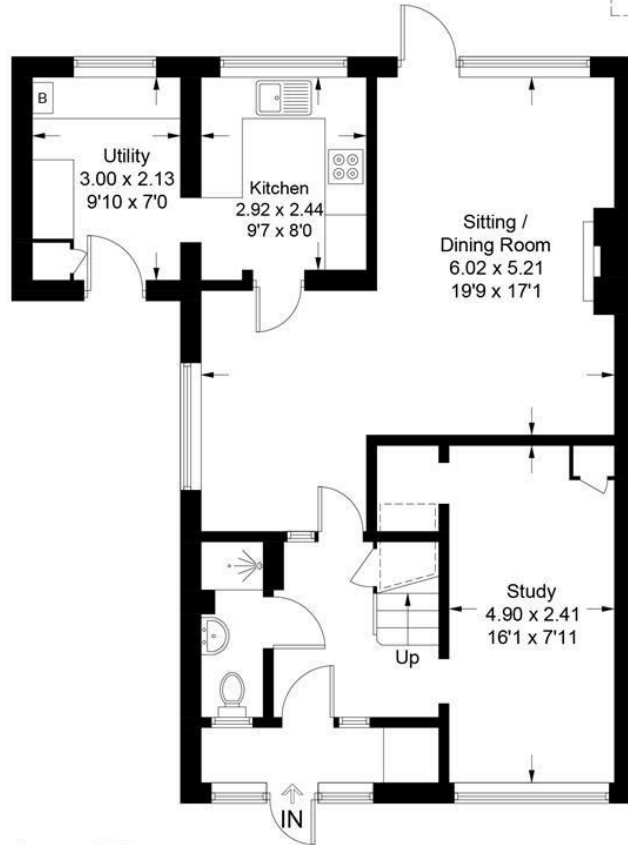
Junction 9 of the M25 at Leatherhead offers access to the motorway network being almost equidistant between Heathrow and Gatwick International Airports. The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking and horse riding. Epsom Downs (home of the famous Derby horse race) is within 15 minutes drive and Headley Heath is just 10 minutes away.

There are numerous golf course nearby including Tyrrells Wood at Leatherhead, the RAC Country Club at Epsom and Effingham Golf Club at Effingham.

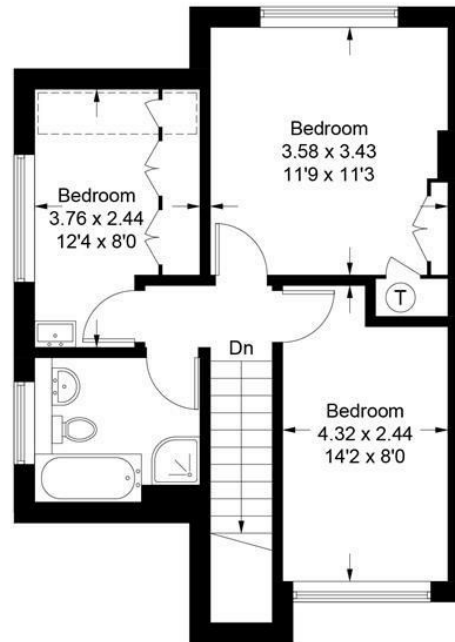
Approximate Gross Internal Area = 112.7 sq m / 1213 sq ft  
 Garage = 24.0 sq m / 258 sq ft  
 Total = 136.7 sq m / 1471 sq ft



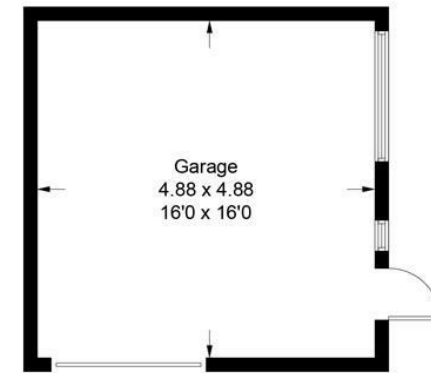
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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. (ID1103595)  
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