



Wayside Worple Road, South Leatherhead, KT22 8HG

Price Guide £625,000



- 1910 -1920's DETACHED HOUSE
- LOVELY SEMI-RURAL POSITION
- TWO RECEPTIONS ROOM
- REQUIRING UPDATING
- SECLUDED REAR GARDEN

- SCOPE FOR EXTENSION (STPP)
- TWO BEDROOMS & UPSTAIRS BATHROOM
- KITCHEN
- DRIVEWAY FOR THREE/FOUR CARS
- NO CHAIN

Description

Set in a glorious semi-rural location this delightful 1910 - 1920's detached house offers scope to extend (STPP) whilst enjoying this idyllic setting with a high degree of seclusion and could be best described as a 'hidden gem'.

The property has been within the same ownership for just over 40 years and does require updating. On the ground floor a small hall leads to two reception rooms. The dining room has a corner fire place and return opening to the kitchen with rear door to the garden. The sitting room has a double aspect, central fireplace, bay window and a return door to the kitchen and cloakroom.

Upstairs there are two small double bedrooms and bathroom. There is scope to create dormer windows in each bedrooms (STPP) to take advantage of the lovely countryside views.

Outside, there is off street parking for three to four cars with side access leading to a lovely rear garden which has a small patio area with steps leading to the lawn and summer house screened with mature trees, flower borders and hedging.

In recent years, the residents have agreed to contribute to the maintenance of the road surface. (Worple Road is an unadopted road with access from both Downs Lane and Highlands Road)



Situation

Located on South Leatherhead, Wayside enjoys this lovely position whilst within walking distance of river walks, the town centre, Parish Church, Library and Nuffield Health Gym.

In Church Street is a Little Waitrose. 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 in Leatherhead 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 national 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. There are numerous golf courses and other outdoor activities at Denbies Wine Estate, Bocketts Farm, Polesden Lacy and Norbury Park.

Tenure

EPC

Council Tax Band

Freehold

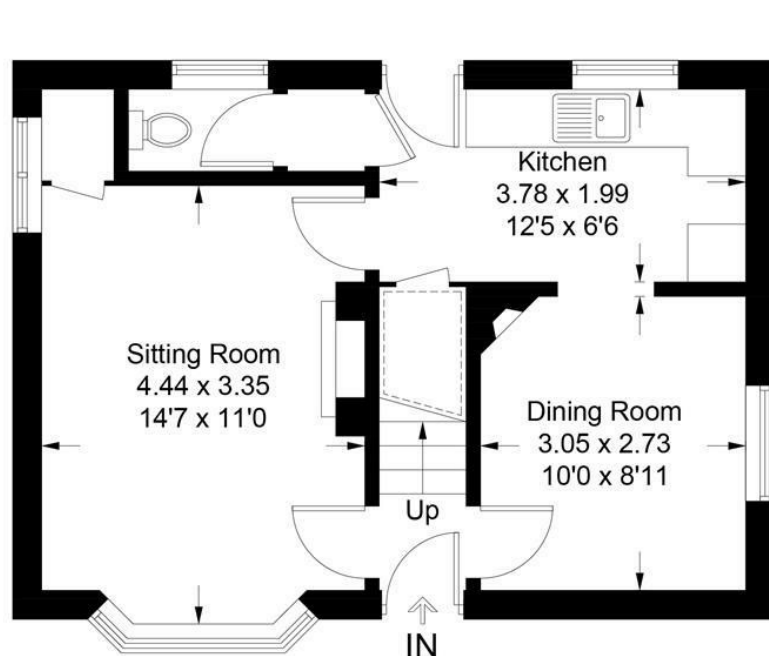
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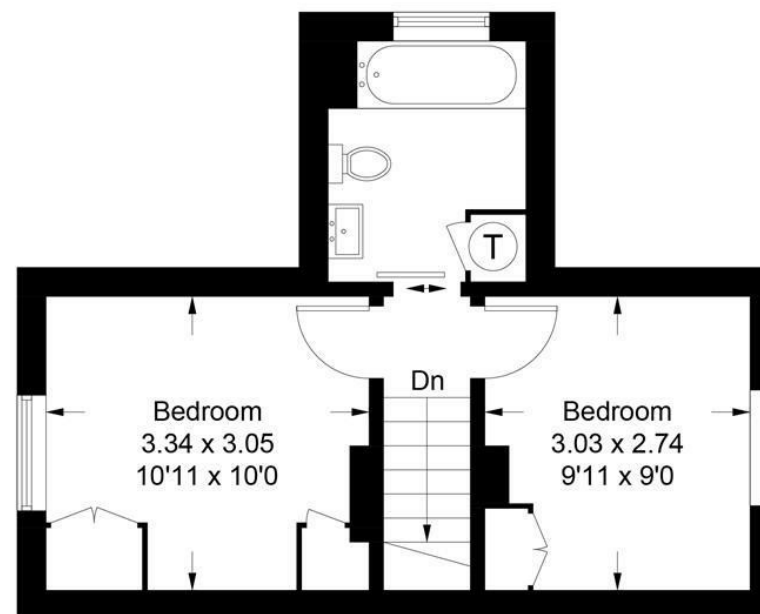
Approximate Gross Internal Area = 66.5 sq m / 716 sq ft



 = 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. (ID1206790)
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