



77 Highlands Road, Leatherhead, Surrey, KT22 8NW

Price Guide £1,375,000



- BRAND NEW DETACHED CHALET BUNGALOW
- IMPRESSIVE OPEN PLAN KITCHEN/LIVING SPACE
- LEVEL ACCESS PRINCIPAL BEDROOM + ENSUITE
- 3 FURTHER BEDROOMS (1 ENSUITE)
- UNDERFLOOR HEATING TO GROUND FLOOR
- 2,252 SQ.FT. PLUS DOUBLE CAR PORT
- GALLERIED ENTRANCE HALL & GUEST W.C.
- LARGE PATIO & REAR GARDEN
- GATED ENTRANCE & LARGE DRIVEWAY
- 10 YEAR STRUCTURAL WARRANTY

Description

This BRAND NEW detached chalet bungalow is set at the end of a private driveway on a generous plot which features a large wrap around patio, large lawned rear garden together with ample visitor parking and covered parking for 2 cars.

The tastefully finished accommodation includes to the ground floor a spacious reception hall with galleried landing above, guest cloakroom and utility room.

The hub of the home is the magnificent 35'5 in length L-shaped open plan Sitting Room/Dining Room/Kitchen - all of which enjoys a lovely aspect over the rear garden. The kitchen designed and fitted by Charnay includes extensive quartz worktops with matching base cabinets and eye level units with fitted appliances to include a Neff dishwasher, separate tall fridge & tall freezers, wine fridge, Quooker hot/cold tap, and an electric range style double stove which incorporates induction plates. Two separate lines of bi-fold doors open out onto the extensive terrace and gardens.

The remainder of the ground floor is set aside to provide for a principal bedroom suite which includes a dressing area with fitted wardrobes and ensuite shower room.

On the first floor, from the galleried landing doors lead to 3 more double bedrooms (one with ensuite) and a family bathroom.

Throughout the property, there has been attention to detail with underfloor heating to the ground floor (via air source heat pump), Amtico herringbone wood effect flooring, Emporio Bagno sanitaryware and taps/showers to bathrooms, together with Porcelanosa tiling.

For peace of mind, a purchase comes with a 10 year ICW Structural Warranty.

Situation

Located on the very popular south side of Leatherhead, this property is within walking distance of the town centre, Parish Church, Nuffield Health Fitness & Wellbeing Gym and nearby allotments.

Leatherhead town centre offers a variety of shops including a Boots, WH Smith and Sainsbury's Supermarket in the part covered Swan Shopping Centre. In nearby 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 Downsends 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 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.

Tenure

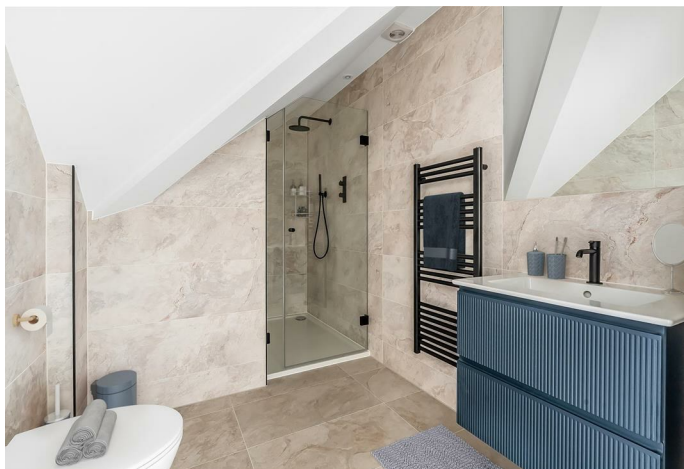
Freehold

EPC

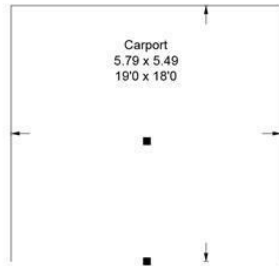
B

Council Tax Band

New build - to be assessed



Approximate Gross Internal Area = 209.2 sq m / 2252 sq ft
(Excluding Void / Carport)

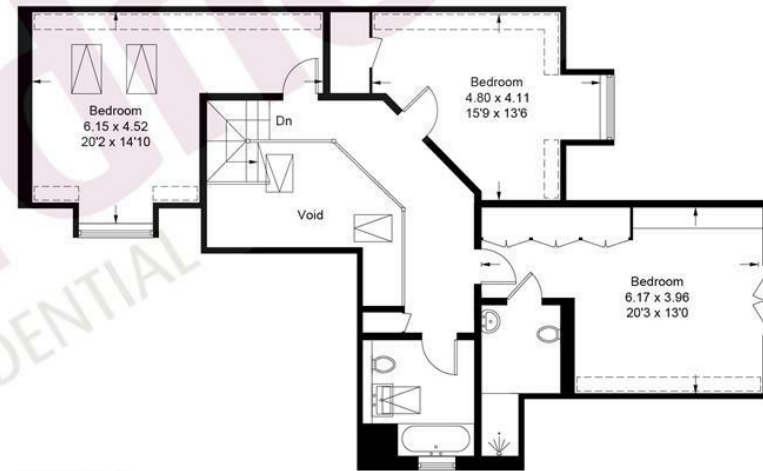


(Not Shown In Actual Location / Orientation)

= 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. (ID1224512)

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