



30 Randalls Road, Leatherhead, Surrey, KT22 7TQ

Price Guide £799,950



- 1930's DETACHED FAMILY HOUSE
- FOUR BEDROOMS
- UTILITY/CLOAKROOM
- 90' SOUTH WEST FACING GARDEN
- CLOSE TO SCHOOLS & STATION

- 1680 SQ.FT.INCL.OUTBUILDINGS
- LARGE FAMILY BATHROOM
- THREE RECEPTION ROOMS
- OFF STREET PARKING
- LARGE RECEPTION HALL

Description

This 1930's detached four bedroom family house is situated within a short walk of local schools, mainline railway station and town centre whilst enjoying a south-west facing rear garden with outlook over overlooking greenbelt fields.

The well proportioned accommodation comprises reception hall with cloak/utility room, dining room with bay window and bar area, fitted kitchen with space for breakfast table, study and sitting room with bi-folding doors to the garden.

From the hall a turned staircase leads to the landing with linen cupboard and access hatch to the loft space. There are four good sized bedrooms and large family bathroom with separate shower and bath.

Outside, there is a block paved driveway with parking for three cars, gated side access leads to the 90' rear garden with South West facing garden incorporating patio and lawn screened with mature hedging and fencing. Greenhouse, shed and garage (not accessible for cars).

Tenure	Freehold
EPC	E
Council Tax Band	F

Situation

Located on Randalls Road this property is within walking distance of the town centre, Waitrose, Parish Church, Nuffield Health Fitness & Wellbeing Gym and mainline station

Leatherhead town centre offers a variety of shops including a Boots, WH Smith and Sainsbury's in the part covered Swan Shopping Centre. The town offers a wide variety of quality independent restaurants and coffee shops. Within the area there are highly regarded both state and private schools including in Leatherhead St John's School and Downsland 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 Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful of outdoor activities at Bocketts Farm, Denbies Wine Estate, and Polesden Lacy. Epsom Downs (home of the famous Derby horse race) is within 15 minutes drive and Headley Heath is just 10 minutes away.

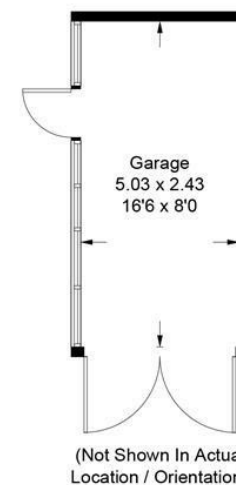
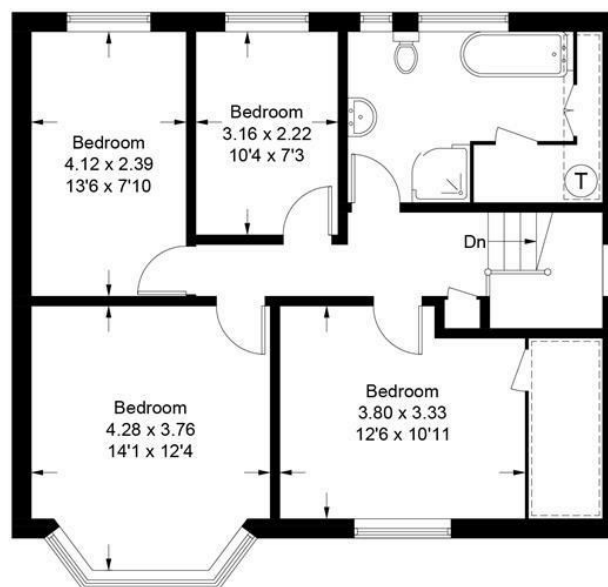


 = Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 143.7 sq m / 1547 sq ft

Garage = 12.4 sq m / 133 sq ft

Total = 156.1 sq m / 1680 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. (ID1131087)

www.bagshawandhardy.com © 2024

1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 **Email:** leatherhead@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

