



**patrick  
gardner**  
RESIDENTIAL

15 Wallis Mews, Leatherhead, Surrey, KT22 9DQ

Freehold - Price Guide £588,000



- THREE/FOUR BEDROOM HOUSE
- SPACIOUS LOUNGE
- CLOAKROOM AND UTILITY ROOM
- 2 BATHROOMS (ONE EN-SUITE)
- TERRACE, BALCONY AND JULIET BALCONY
- 1,462 SQ.FT. INCL.GGE
- KITCHEN/DINING ROOM
- LOVELY RIVER VIEWS
- ELECTRIC GATED ENTRANCE
- GARAGE AND ADDITIONAL PARKING

## Description

PRICE RANGE £600,000 - £625,000

This unique three/four bedroom town house offers 1462 sq.ft.incl.gge of versatile accommodation over three floors whilst enjoying delightful river views and being a short walk from the town centre and mainline station.

The accommodation comprises a reception hall with integral door to garage, cloakroom, utility room, bedroom with door to the terrace, spacious lounge with door to the balcony, large fitted kitchen/dining room, study/bedroom 4, single bedroom, shower room with large shower enclosure and on the top floor a master bedroom with Juliet balcony, built in wardrobes and en-suite bathroom.

Approached via an electric gated entrance, there is ample visitors parking and parking in front of the garage. Steps from the terrace lead to the lawned communal gardens which are adjacent to a private and secure 100 yard river frontage.

There is EV Car charging socket in garage.

Conveniently for a purchaser there is no onward chain

## Situation

Located on the very popular South side of Leatherhead, Wallis Mews is within walking distance of the town centre, River Mole, Waitrose, Parish Church, Nuffield Health Fitnesss & 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.

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 walking, cycling and riding pursuits at Bocketts Farm, Norbury Park, Denbies Wine Estate, and Polesden Lacy.

Estate Charge - £897.60 for the maintenance of the grounds, parking area, bin store cleaning, lighting and gated entrance.

**Tenure**

Freehold

**EPC**

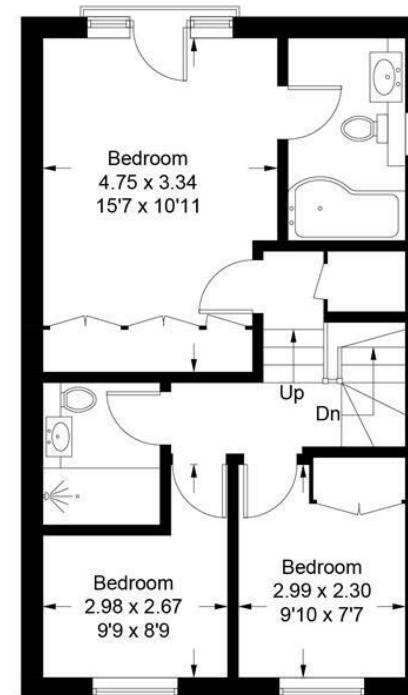
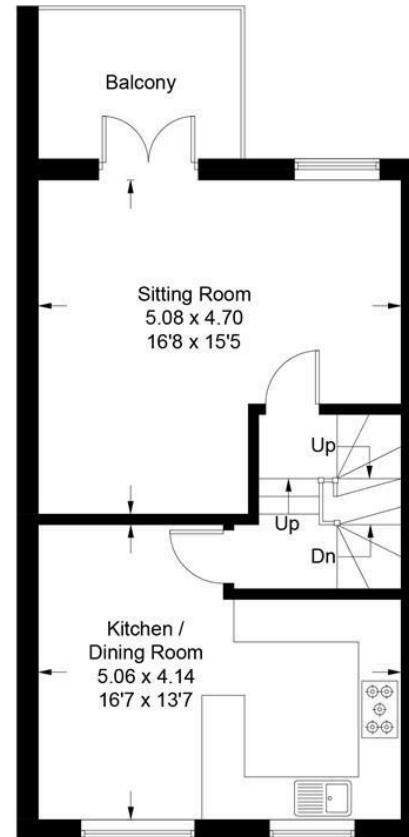
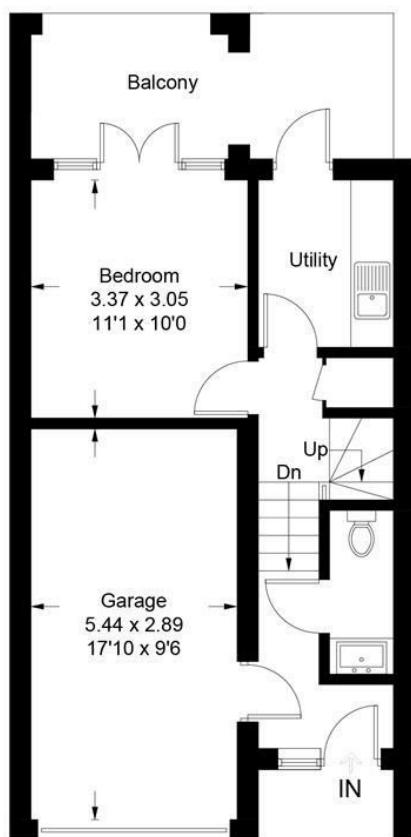
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**Council Tax Band**

G



Approximate Gross Internal Area = 135.8 sq m / 1462 sq ft  
(Including Garage)



**Ground Floor**

**First Floor**

**Second 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. (ID1080667)

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