



35 Dale View, Headley, KT18 6EH

Price Guide £479,950



- SEMI-DETACHED HOUSE (862 SQ.FT)
- SITTING ROOM
- LUXURY BATHROOM
- LARGE REAR GARDEN
- WELL APPOINTED THROUGHOUT
- TWO GOOD DOUBLE BEDROOMS
- 17'10 X 9'10 KITCHEN BREAKFAST ROOM
- PARKING SPACES FOR TWO CARS
- SEMI-RURAL LOCATION
- CUL-DE-SAC

Description

This beautifully appointed semi-detached house offer 862 sq.ft. of bright, modern accommodation whilst enjoying a large garden and attractive woodland backdrop.

Modernised and remodelled by the current owner, the accommodation includes a reception hall, good sized sitting room and kitchen breakfast room featuring integrated appliances, painted cabinets, space for breakfast table and sliding doors to the rear garden. Upstairs, there are two double bedrooms (both with fitted wardrobes) and luxury bathroom with separate shower and bath.

Outside, there parking for two cars, gated side access leads to a large rear garden including a terrace with rendered retaining walls, well maintained lawn and garden shed.

N.B: There is an annual service charge of approximately £400 to maintain the Dale and Woodland.

Tenure	Freehold
EPC	C
Council Tax Band	D

Situation

The property is located in the sought after village of Headley surrounded by Green Belt protected countryside much of which is in the custodianship of the National Trust. Within a short walk of the property is Headley Heath renowned for its walks and bridleways, the village pub called 'The Cock Inn', the Parish Church and Headley Cricket Club as well as a village store and tea room.

The property is within 10/15 minutes' drive from Leatherhead and about 15 minutes' drive from both Epsom and Dorking centres. Leatherhead, Dorking and Epsom all offer comprehensive shopping facilities.

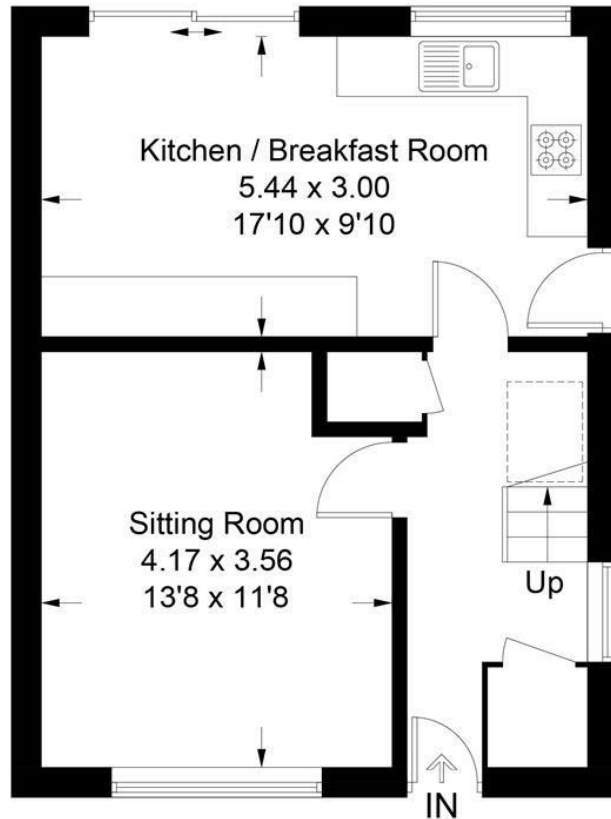
There are theatres/cinemas in each town and leisure facilities including the Dorking Halls pool complex. In Leatherhead (Fetcham Grove) there is the refurbished leisure centre and in the town centre a private Nuffield Health Fitness & Wellbeing Centre.

Each town offers main line railway stations with services to London Waterloo and Victoria. Junction 9 of the M25 can be found on the Ashted side of Leatherhead and Gatwick and Heathrow International Airports are within easy reach. There is a wide range of both good private and state schools in the area serving all ages.



Approximate Gross Internal Area = 80.1 sq m / 862 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. (ID1188697)
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