



16 Falcon Wood, Leatherhead, Surrey, KT22 7TF

Price Guide £585,000



- SEMI DETACHED HOUSE
- SEPARATE SITTING & DINING ROOMS
- HALL WITH CLOAKROOM
- GARAGE & PARKING
- DOUBLE GLAZING
- THREE BEDROOMS PLUS ENSUITE
- KITCHEN WITH INTEGRATED APPLIANCES
- FAMILY BATHROOM
- GARDENS
- NO CHAIN

Description

Built by Linden Homes in 1995 and overlooking protected woodland to the side and with gardens to front side and rear. This delightful three bedroom semi-detached house is also located in a quiet cul-de-sac and less than 10 minutes' walk to the town centre and station.

The property offers light and spacious accommodation including three bedrooms, two bathrooms, sitting room with bay window, double doors to dining room which has sliding patio doors to the garden, fitted kitchen with integrated appliances and ground floor cloakroom. Both bathrooms include white suites and there is the benefit of gas central heating and double glazing. Externally is a single garage, with parking in front.

N.B. In 2020 the current owners installed a new gas boiler, new cooker and new flooring to ground and first floors.

Offered with no chain.

Tenure	Freehold
EPC	C
Council Tax Band	E

Situation

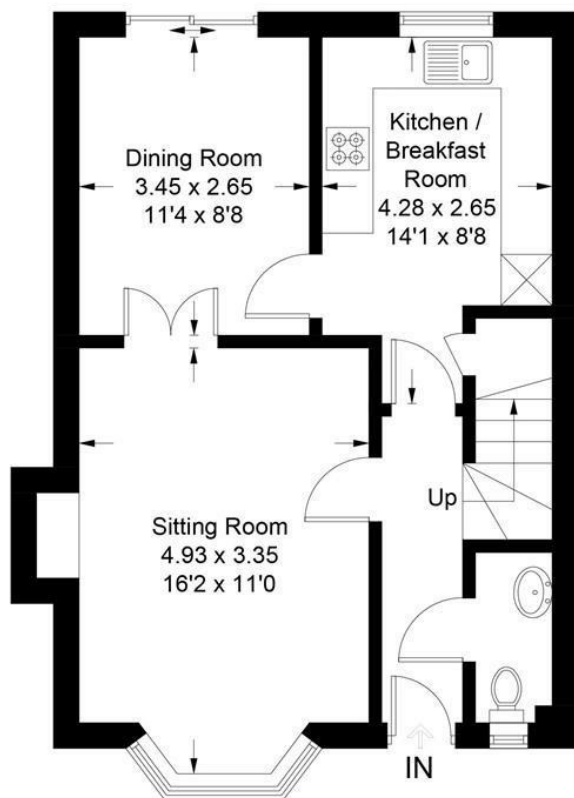
Falconwood is within walking distance of the town centre, River Mole, Waitrose, Parish Church, Nuffield Health Fitness Gym and mainline station. Leatherhead town centre offers a variety of shops including a Boots, WH Smith and Sainsbury's in the part covered Swan Shopping Centre.

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.

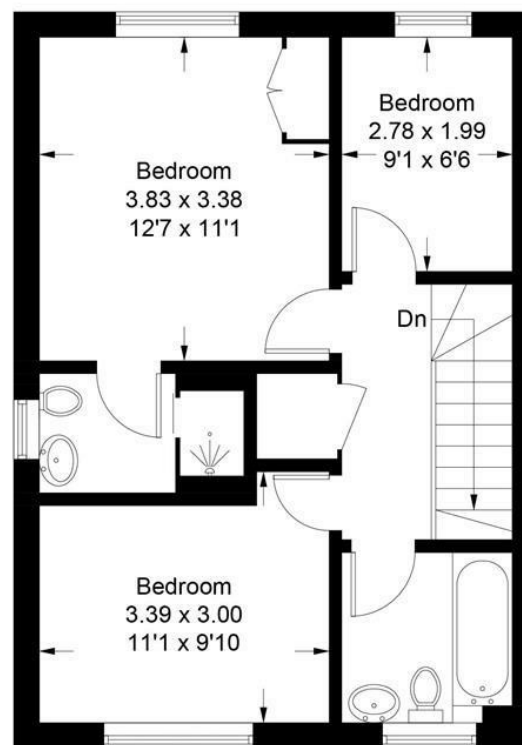
The general area abounds in Green Belt countryside, much of which is National Trust owned ideal for walking, cycling and riding. There is plentiful outdoor pursuits for families at Bocketts Farm, Norbury Park, Denbies Wine Estate and Polesden Lacy.



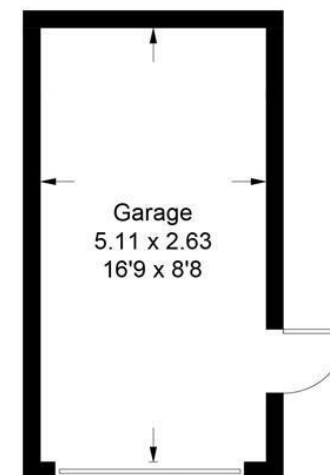
Approximate Gross Internal Area = 91.1 sq m / 981 sq ft
 Garage = 13.5 sq m / 145 sq ft
 Total = 104.6 sq m / 1126 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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. (ID777173)

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