



7 Barnett Close, Leatherhead, Surrey, KT22 7DW

Price Guide £549,950



- EXTENDED 1930's SEMI-DETACHED HOUSE
- KITCHEN/DINING/FAMILY ROOM
- MODERN BATHROOM
- LARGE CAR PORT
- SHORT WALK TO SCHOOLS
- THREE BEDROOMS
- SITTING ROOM
- OFF STREET PARKING
- LANDSCAPED GARDEN
- GOOD ORDER THROUGHOUT

## Description

This delightful 1930's semi-detached family house has been extended to create a modern open plan layout whilst enjoying a cul-sac location with walking distance from local schools.

Offered in lovely order throughout the ground floor accommodation comprises a hall with undertairs cupboard, sitting room with fireplace and superb kitchen/dining/family room with log burning stove and double doors to the garden. Upstairs there are two double bedrooms, single bedroom and modern family bathroom.

Outside, there is ample off street parking plus a good sized car port. Side access leads to an attractive landscaped rear garden comprises raised herbaceous borders, central path with adjoining lawn and patio. There is also a well maintained 12 x 8 garden shed.

<b>Tenure</b>	Freehold
<b>EPC</b>	C
<b>Council Tax Band</b>	E

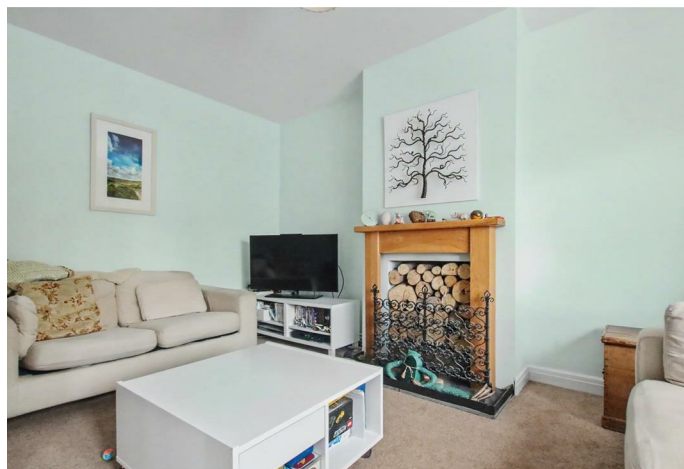
## Situation

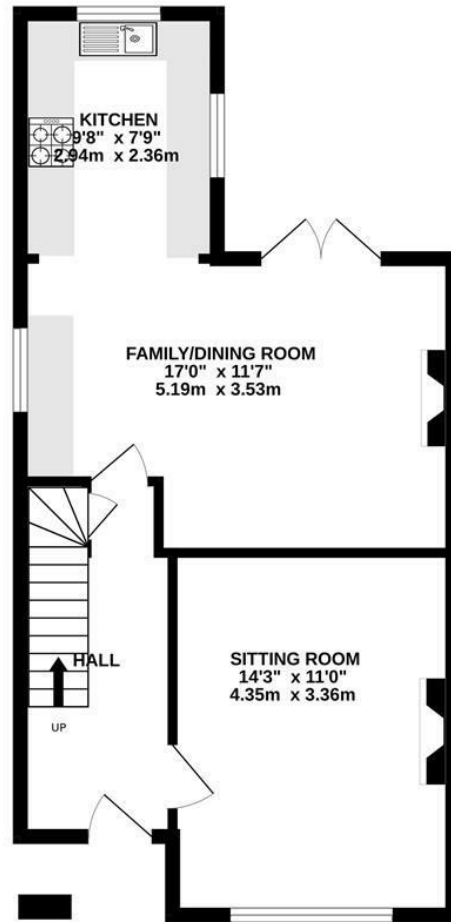
Barnett Close is an established residential cul-de-sac located within walking distance of local schools, town centre and Leatherhead's mainline station.

Leatherhead town centre offers a variety of shops including a Waitrose, Boots, WH Smith and Sainsbury's Supermarket in the part covered Swan Shopping Centre. The town centre itself offers a wide variety of boutique coffee shops, restaurants and pubs. Within the area there are highly regarded both state and private schools including in Leatherhead, Therfield, St Peters, St John's School and Downsend School.

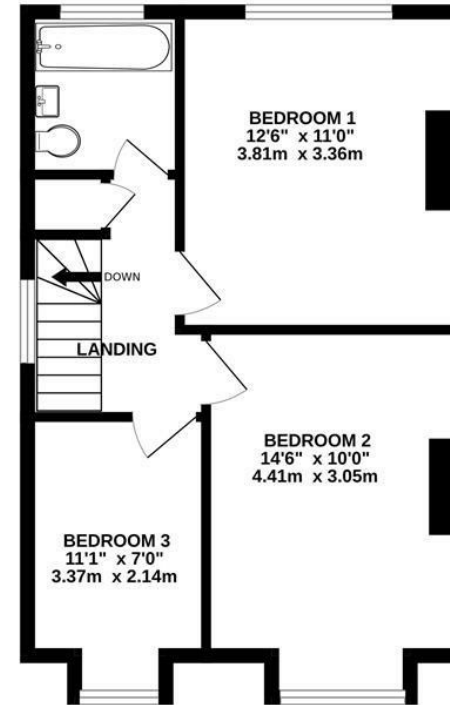
Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. The M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking, cycling and horse riding. Other outdoor family pursuits on the doorstep include Polesden Lacy, Denbies Wine Estate, Bocketts Farm and Norbury Park.





**GROUND FLOOR**  
584 sq.ft. (54.3 sq.m.) approx.



**1ST FLOOR**  
438 sq.ft. (40.7 sq.m.) approx.

**TOTAL FLOOR AREA : 1023 sq.ft. (95.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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