



patrick  
gardner  
RESIDENTIAL

4 Henderson Crescent, Leatherhead, KT22 7GP

Price Guide £635,000



- LUXURY TOWN HOUSE (OVER 55's)
- THREE DOUBLE BEDROOMS
- HALL & CLOAKROOM
- PRIVATE LANDSCAPED GARDEN
- PROTECTED WOODLAND OUTLOOK
- TWO RECEPTION ROOMS
- THREE BATHROOMS
- RESIDENTS LOUNGE & GARDEN
- TWO PARKING SPACES
- NO CHAIN

## Description

A luxurious three-bedroom house designed for discerning buyers over the age of 55. Taking inspiration from the local architecture, this stylish home is set over three floors with high ceilings providing light and spacious living throughout. (1644 sq.ft.)

The ground floor features a spacious living room with glazed double doors leading into a dining room. The private garden and beautiful rear garden are accessed from a sun room. The kitchen includes stone work tops and a range of Bosch integrated appliances. A downstairs cloaks/utility can also be found on the ground floor.

Both the principal bedroom and top floor bedroom boast an en-suite whilst the principal opens onto it's own large balcony. Bedroom two on the first floor is served by a separate bathroom, all of which benefit from contemporary white sanitary ware from Villeroy & Boch.

Enjoy the benefits of independent living with your own private garden or balcony, surrounding landscaped gardens all dutifully maintained by the Estate management.

Conveniently situated for the town centre, mainline station and amenities, this unique local development offers 21st Century living and an ideal secure home for those who travel often.

## Situation

The property is conveniently situated 7-8 minutes from Leatherhead High Street where there lovely boutique coffee shops, proximity to Boxhill and the abundance of cycle routes as well as Norbury Park / Surrey Hills (Area of Outstanding Natural Beauty) and the River Mole for country walks. There is also a Waitrose, Theatre, Gyms and Library and is within 2 minutes' walk of the main line railway station with fast and frequent services to London Waterloo and Victoria.

The main line railway station offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is north of Leatherhead and provides access to the A3 via J10, Gatwick and Heathrow Airports.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. Nearby is Epsom Downs where the famous Derby is held.

### Tenure

Freehold

### EPC

B

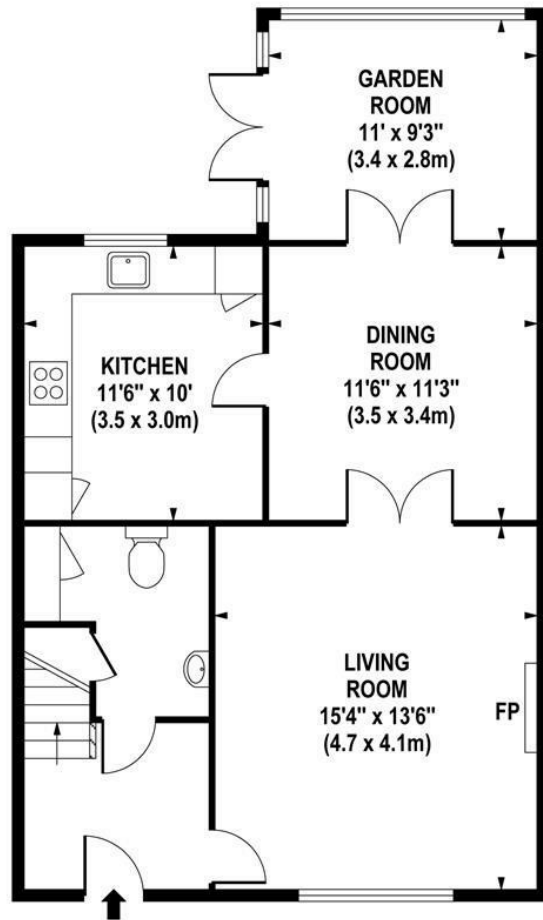
### Council Tax Band

E

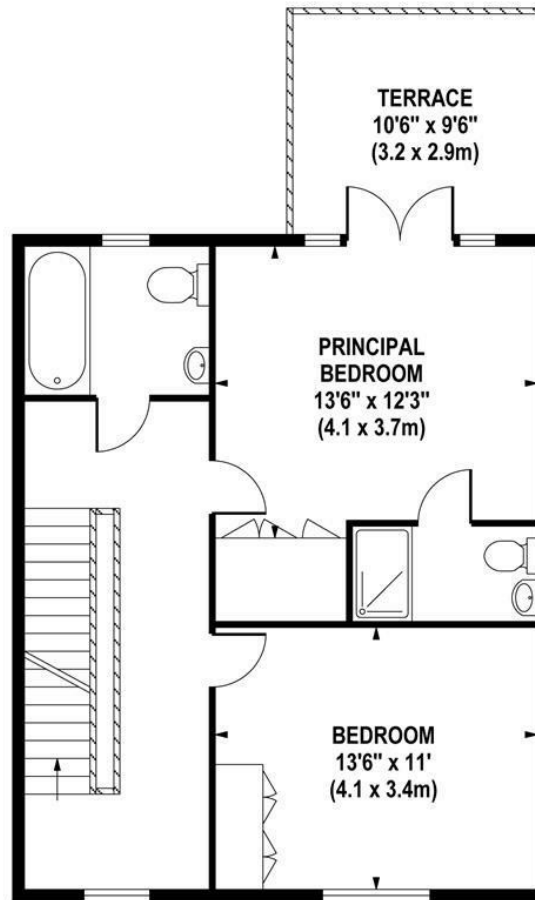
### Service Charge

£3,888.31 (1st May 25 - 31st April 26)

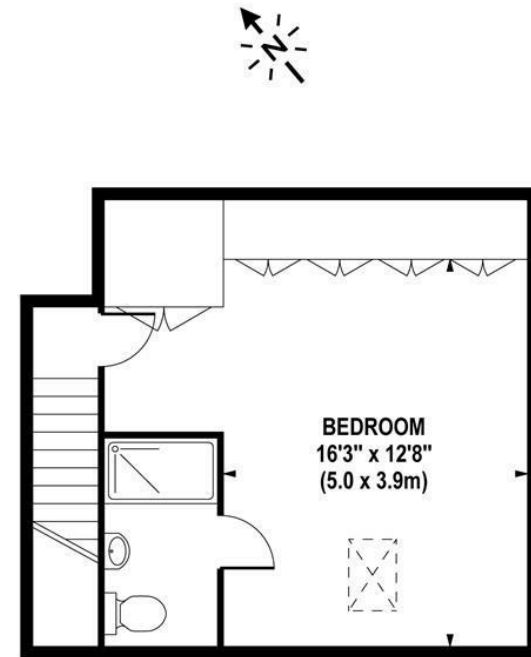




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

**APPROX. GROSS INTERNAL FLOOR AREA 1644 SQ FT / 153 SQ M**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

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