

23 Clinton Road, Leatherhead, Surrey, KT22 8NU

Price Guide £540,000









- SEMI DETACHED BUNGALOW
- DRIVEWAY
- 3 BEDROOMS
- WIDE PLOT
- EXTENDED
- NO CHAIN
- GARAGE
- LARGE GARDEN
- POTENTIAL TO EXTEND (SUBJECT TO PERMISSION)
- SOUTH EAST FACING GARDEN

Description

Situated in a sought after road in South Leatherhead, this three bedroom semi detached bungalow in Clinton Road has plenty of potential due to a wide plot and generously sized garden.

The accommodation comprises of a welcoming entrance hall with space for shoes and coats, a tastefully tiled family bathroom, front living room with bay window, large main bedroom (12'10" x 9'9"), kitchen/dining room at the centre of the property, 2 bedrooms in the extension and finally a lean to conservatory.

Outside, there is a pretty front garden next to a private drive and a single garage. The back garden is mostly laid to lawn with a patio area.

Prospective buyers may be interested in carrying out a loft conversion or an extension to the side or rear subject to planning permission.

Tenure	Freehold
EPC	E
Council Tax Band	E

Situation

Clinton Road is a quiet, established residential road with similar character properties located in South Leatherhead within walking distance the town centre, Parish Church, Library, River and Nuffield Health Fitnesss & Wellbeing Gym.

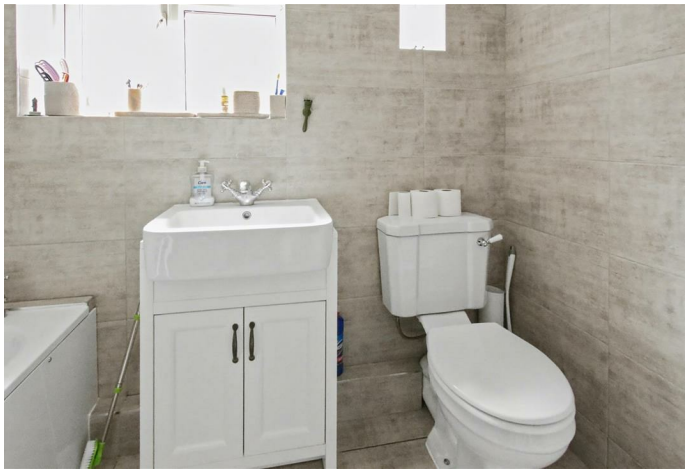
Leatherhead town centre offers a variety of shops including a Waitrose, Boots, and Sainsbury's within the part covered Swan Shopping Centre. The town centre itself offers a wide variety of independent restaurants, boutique coffee shops and pubs. Within the area there are highly regarded both state and private schools including Therfield, St Andrews, St John's School and Downsend School whilst at nearby Mickleham is RGS Surrey Hills.

Leatherhead is well located for commuter access to London Waterloo and Victoria with regular services of just over 45 minutes. Junction 9 of the M25 at Leatherhead offers access to the motorway network being almost equidistant between Heathrow and Gatwick International Airports.

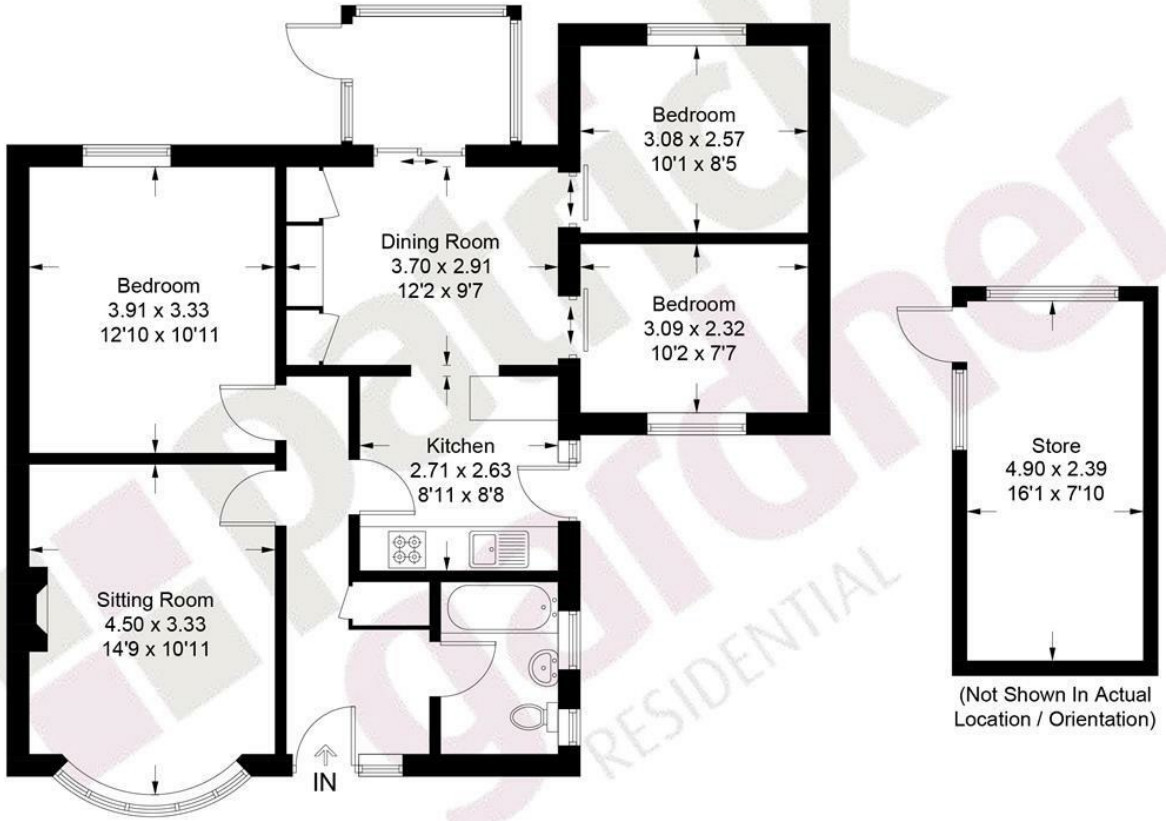
The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking, cycling and horse riding. Epsom Downs (home of the famous Derby horse race) is within 15 minutes drive and Headley Heath is just 10 minutes away.







Approximate Gross Internal Area = 79.7 sq m / 858 sq ft
Outbuilding = 11.8 sq m / 127 sq ft
Total = 91.5 sq m / 985 sq ft



Ground 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. (ID1296348)

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