



8 Magazine Place, Leatherhead, Surrey, KT22 8AZ

Price Guide £475,000



- SEMI DETACHED HOUSE
- OFF STREET PARKING
- DOWNSTAIRS WC
- PRIVATE GARDEN
- CONSERVATION AREA

- NO CHAIN
- 2 DOUBLE BEDROOMS
- SUN ROOM/STUDY
- KITCHEN/DINER
- WALKING DISTANCE TO TOWN & STATION

## Description

This beautifully presented, light-filled semi-detached home (877 sq ft) is tucked away in a quiet cul-de-sac on the highly sought-after south side of Leatherhead. The property benefits from off-street parking and a sunny courtyard garden.

The stylish accommodation begins with a welcoming reception hall, leading into a cosy sitting room featuring a charming fireplace. To the rear, a superb open-plan kitchen/dining room has been thoughtfully opened up, offering modern fitted units, integrated appliances, and a gas hob ideal for both everyday living and entertaining. A single-storey side extension adds further versatility, providing a WC and a bright sunroom that can double as a home office or playroom.

Upstairs, there are two generous double bedrooms, both with fitted wardrobes, along with a well appointed family bathroom.

Outside, the property offers off-street parking for one car. The private garden is positioned to the side and is predominantly laid to patio for ease of maintenance, complemented by a raised bed and ample space for outdoor dining.

## Situation

Located in Leatherhead's conservation area, this property is within a short walk the town centre, Waitrose, Parish Church, Nuffield Health Fitness & Wellbeing Gym and mainline station.

The town offers a wide variety of quality independent restaurants and coffee shops. Within the area there are highly regarded both state and private schools including in Leatherhead St John's School and Downsend School whilst at nearby Mickleham is Box Hill School.

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 offering plentiful of outdoor activities at Bocketts Farm, Denbies Wine Estate, and Polesden Lacey.

<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	D



Approximate Gross Internal Area = 81.5 sq m / 877 sq ft



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. (ID1302388)

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