



25 Poplar Avenue, Leatherhead, KT22 8SH

Price Guide £525,000



- THREE BEDROOM FAMILY HOUSE
- DINING ROOM
- CUL-DE-SAC LOCATION
- SECLUDED GARDEN
- JUST UNDER 1000 SQ.FT.
- SITTING ROOM WITH LOG BURNING STOVE
- FITTED KITCHEN
- SHORT WALK TO TOWN & SCHOOLS
- GOOD SIZED STORE/SHED
- SCOPE TO EXTEND (STPP)

## Description

This three bedroom family house ideally situated in a popular residential road within walking distance of local schools, town centre and mainline railway station.

Built in 1928, the ground floor accommodation includes a good sized hall, double aspect sitting room with log-burning stove, dining room and fitted kitchen with integrated appliances. Upstairs, the principal bedroom has range of fitted wardrobes plus small dressing area, there are two small double bedrooms (each with fitted wardrobes) family bathroom and separate WC.

Outside, an attractive frontage with lawn and path to the rear garden featuring covered patio, lawn and garden shed screened with mature hedging and fencing.

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

## Situation

Poplar Avenue is only short walk away from the town centre including the Swan Shopping Centre, theatre, Waitrose Local and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town.

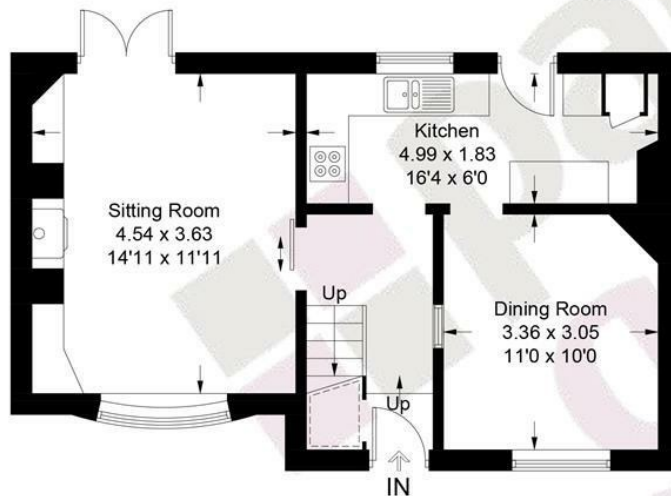
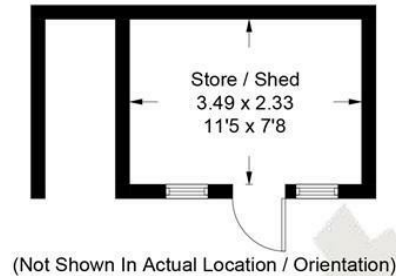
The nearby main line railway station offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is only a two-minute drive away, providing easy access to both. Gatwick and Heathrow Airports.

There is a wide range of quality private and state schooling in the general area. state schools include St Andrew's RC School and Therfield Secondary School, both in Leatherhead. Private schools include St. John's in Leatherhead, Downsends School, City of London Freeman's School in Ashted.

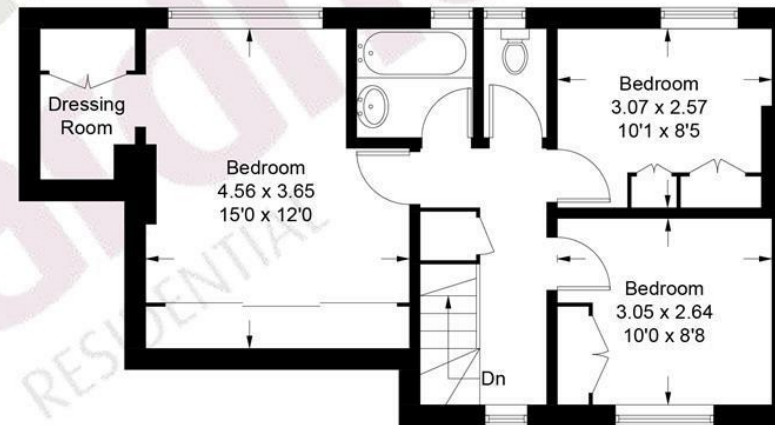
In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts farm and Epsom Downs where the famous Derby is held.



Approximate Gross Internal Area = 92.7 sq m / 998 sq ft  
 Store / Shed = 7.8 sq m / 84 sq ft  
 Total = 100.5 sq m / 1082 sq ft  
 (Excluding Open Area)



**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. (ID1343601)  
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