



28 Cleeve Road, Leatherhead, KT22 7NE

Price Guide £485,000



- 1930's SEMI-DETACHED HOUSE
- SITTING ROOM
- SEPARATE UTILITY AREA
- OFF STREET PARKING
- SCOPE TO EXTEND (STPP)

- THREE BEDROOMS
- KITCHEN BREAKFAST ROOM
- 75' REAR GARDEN
- NO CHAIN
- TWO GARDEN SHEDS

## Description

This beautifully presented 1930's semi-detached house is offered with no onward chain and enjoys a 75' North West facing garden and off street parking.

Newly decorated and with new carpets, the bright and spacious accommodation includes a hall with understairs cupboard, sitting room with bay window and good sized kitchen with double doors to the garden and separate utility area.

Upstairs, there are two double bedrooms (the rear bedroom with fitted wardrobes), single bedroom and modern family bathroom.

Outside, there is off street parking, gated side access leads to a lovely rear garden with patio, good sized lawn with adjoining path to two garden sheds.

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

## Situation

There are some handy local shops nearby and Tesco at the top of Kingston Road, whilst Leatherhead town offers a comprehensive range of shopping facilities 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.

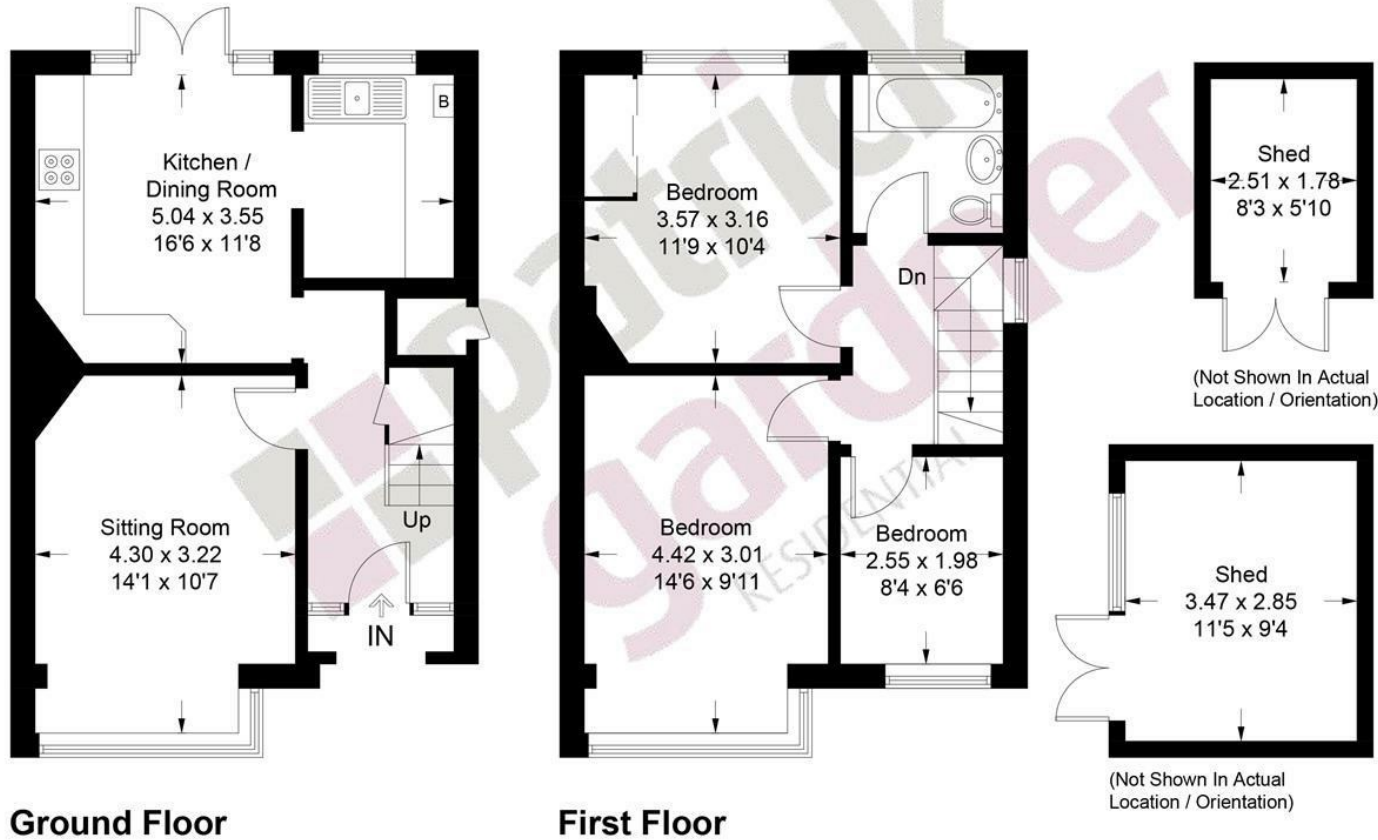
The main line railway station offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is only a two-minute drive away, providing easy access to both. Gatwick and Heathrow Airports.

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 (located at the end of Dilston Road), both in Leatherhead whilst 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 Box Hill.



Approximate Gross Internal Area = 76.7 sq m / 825 sq ft  
Sheds = 14.3 sq m / 154 sq ft  
External Cupboard = 0.6 sq m / 6 sq ft  
Total = 91.6 sq m / 985 sq ft



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. (ID1292654)

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