13 Lavender Close, Leatherhead, Surrey, KT22 8LZ

Price Guide £750,000

- ELEGANT TOWN HOUSE
- SITTING ROOM
- 1822 SQ.FT.INCL.GGE
- RECEPTION HALL & CLOAKROOM
- SOUGHT AFTER LOCATION
- FOUR DOUBLE BEDROOMS
- KITCHEN/DINING ROOM
- THREE BATHROOMS
- SOUTH FACING GARDEN
- GARAGE AND PARKING

Description

A beautifully presented and well-proportioned (1822 sq.ft.incl.garage) four bedroom town house situated in this much admired private estate designed in the style of the prominent Royal School for the Blind building and set in mature grounds on the South side of Leatherhead.

On the ground floor, a spacious entrance hall leads to an inner hall with cloakroom, under stairs cupboard, door to integral garage and to a spacious 18' kitchen/dining room comprises granite working surfaces, integrated appliances, space for breakfast table and French doors to the conservatory and rear garden.

From the hall, stairs lead to the first floor landing and to a beautiful living room featuring a fireplace with Stone surround and hearth and Juliette balcony enjoying a rear aspect over the gardens. Across the hall are two double bedrooms with adjacent family bathroom.

From the landing, stairs leads to the second floor with large linen cupboard. The guest bedroom has fitted wardrobes and en suite shower room whilst the master bedroom features a dressing room, en suite with large shower enclosure and distant westerly views.

Outside, to the front there is a driveway with off street parking leading to a single garage with up and over door. The rear garden is approximately 60' enjoys a Southerly aspect incorporating a patio and lawn with steps to raised rear garden.

Service Charge - £600.00 per annum

Situation

Lavender Close is a quiet, established residential estate located in South Leatherhead within walking distance the town centre, station, 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 and horse riding. There are numerous golf courses and other outdoor activities at Denbies Wine Estate, Bocketts Farm, Polesden Lacy and Norbury Park.

Tenure	Freehold
EPC	C
Council Tax Band	G

Approximate Gross Internal Area = 169.3 sq m / 1822 sq ft
(Including Garage / Excluding Void)

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. (ID739822)

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