



 **patrick
gardner**
RESIDENTIAL

54 Boleyn Walk, Leatherhead, KT22 7HU

Price Guide £450,000



- SEMI-DETACHED HOUSE
- 18' SITTING/DINING ROOM
- MODERN BATHROOM
- WELL MAINTAINED GARDEN
- RESIDENTIAL CUL-DE-SAC
- TWO DOUBLE BEDROOMS
- KITCHEN OVERLOOKING GARDEN
- OFF STREET PARKING
- CLOSE TO SCHOOLS AND STATION
- LOVELY ORDER THROUGHOUT

Description

A well presented two double bedroom semi-detached house is set in a quiet location, has off street parking and a lovely rear garden.

The ground floor accommodation includes a small hall with coats hanging space, a spacious 18'2 x 12'8 sitting/dining room and fitted kitchen with breakfast bar and door to the garden. Upstairs there are two double bedrooms and a part tiled bathroom with modern white suite including over bath shower.

Externally, there is off street parking to the front with adjoining lawn, gated side access leads to a lovely rear garden with south east aspect, raised terrace with steps to the lawn and boundary trees and flower beds.

Tenure	Freehold
EPC	C
Council Tax Band	D

Situation

Boleyn Walk is set in an established residential cul-de-sac amongst similar character properties, conveniently positioned within walking distance of the town centre, Parish Church, library, Nuffield Health Fitness & Wellbeing Gym, mainline railway station and schools for all ages.

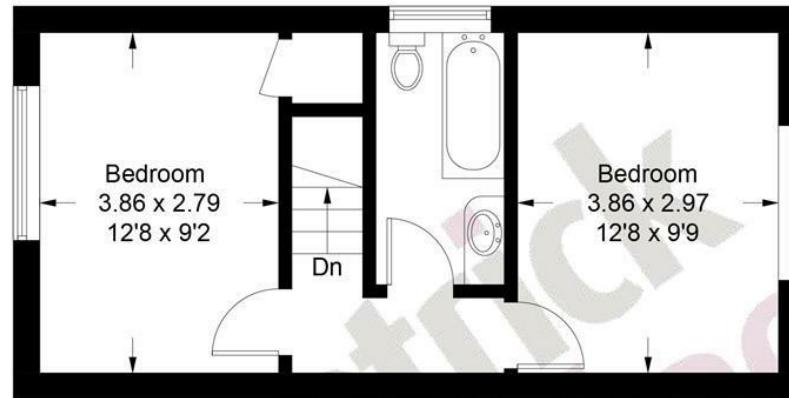
Leatherhead town centre offers a variety of shops including a Waitrose, Boots, and Sainsbury's within the part covered Swan Shopping Centre, numerous independent restaurants, boutique coffee shops and pubs. Within the area there are highly regarded both state and private schools including Therfield Secondary & Sixth Form School, St Andrews RC, St John's and Downsends Schools.

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 Airports.

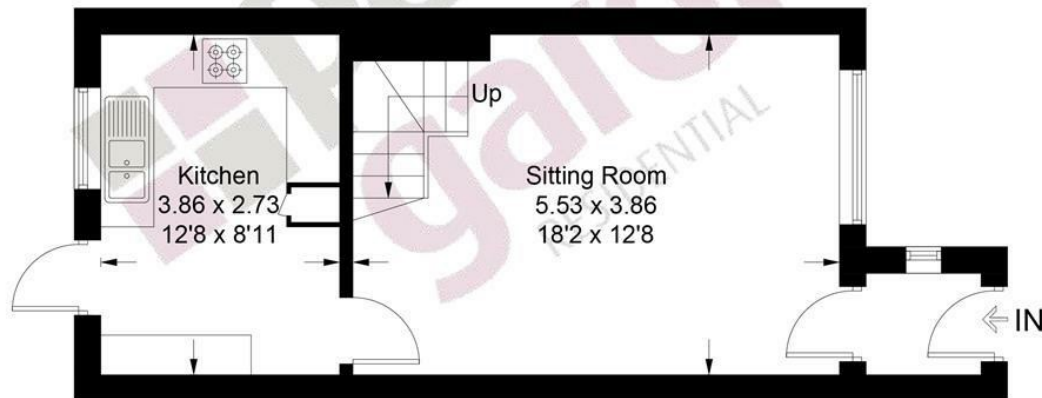
The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful of walking, cycling and riding pursuits at Bocketts Farm, Norbury Park, Denbies Wine Estate, and Polesden Lacy.



Approximate Gross Internal Area = 66.4 sq m / 715 sq ft



First Floor



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. (ID1309409)

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