



**patrick
gardner**
RESIDENTIAL

2 Cygnet Court Reigate Road, Leatherhead, KT22 8QZ

Price Guide £735,000



- DELIGHTFUL TOWN HOUSE
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- SOUTH WEST FACING GARDEN
- 1521 SQ.FT.
- 26' KITCHEN/DINING ROOM
- FOUR BEDROOMS
- TWO PARKING SPACES
- QUIET LEAFY LOCATION
- WALKING DISTANCE TO TOWN & STATION

Description

A beautifully presented four bedroom house offering over 1500 sq.ft of stylish accommodation over three floors whilst set in a quiet residential location within walking distance of the town centre.

On the ground floor, the reception hall with cloakroom and coats cupboard gives way to a study/snug/music room and to a superb 26'9 x 16' kitchen/dining room featuring granite work surfaces, integrated appliances, range of fitted cabinets, space for large dining table and double doors to the rear garden.

On the first floor there is a sitting room with double doors to a balcony, the principal bedroom features range of fitted wardrobes and ensuite with large shower enclosure and two basins.

The top floor includes three further bedrooms and family bathroom.

Outside, the front garden with lawn and adjoining path is neatly maintained whilst the hard landscaped rear garden enjoys a South Westerly aspect with a wealth of mature plants set amongst a decking and raised beds.

Tenure	Freehold
EPC	C
Council Tax Band	F



Situation

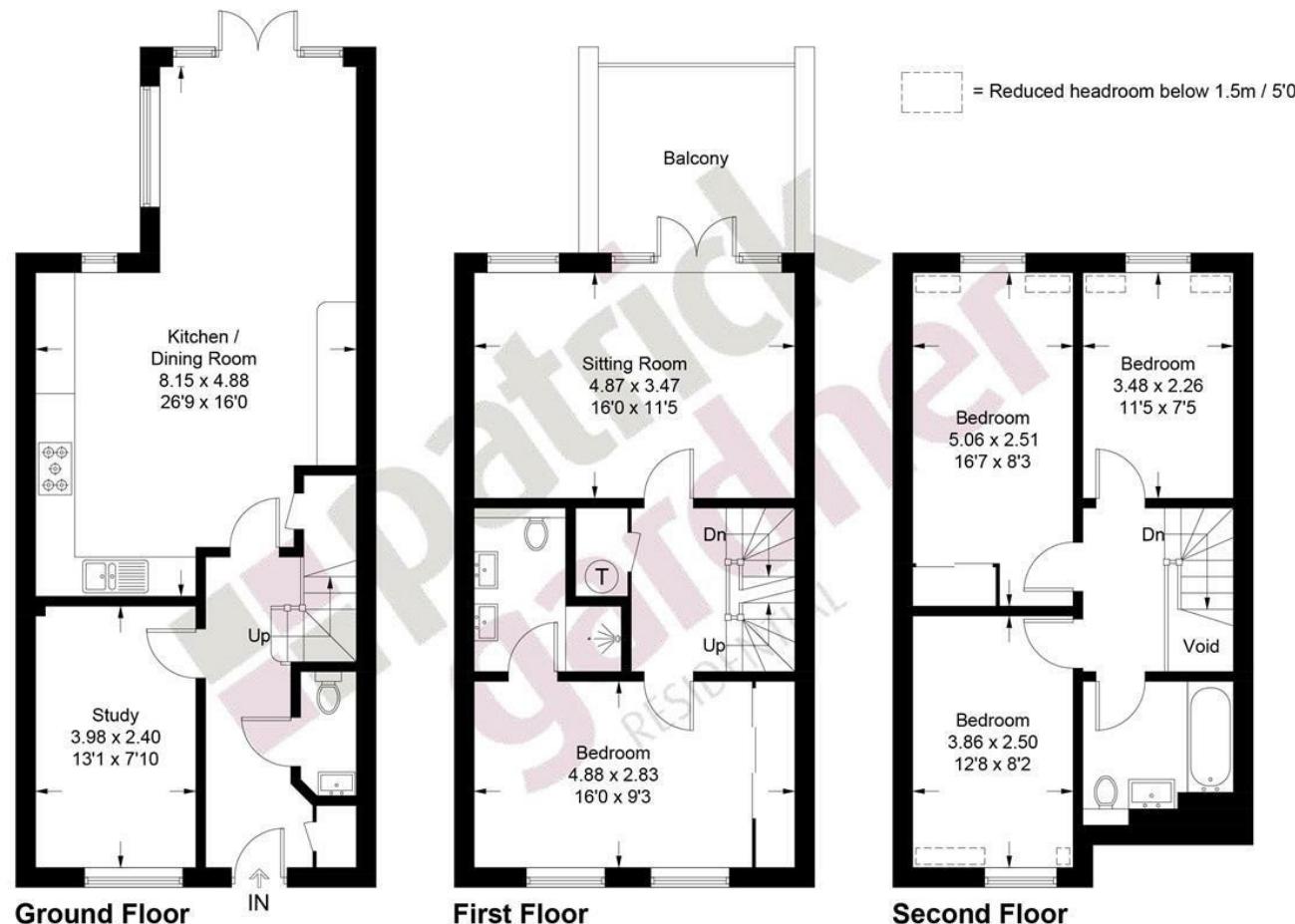
Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose Local and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town.

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. Private schools include St. John's in Leatherhead, Downsend Prep School, City of London Freemen's School in Ashtead and state schools include St Andrew's RC School and Therfield Secondary School, both in Leatherhead.

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, Denbies Wine estate and Epsom Downs where the famous Derby is held.

Approximate Gross Internal Area = 141.3 sq m / 1521 sq ft
(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. (ID1273821)

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