10b Clinton Road, Leatherhead, KT22 8NX

Price Guide £599,950

- DETACHED BUNGALOW
- GOOD SIZED REAR GARDEN
- SHOWER ROOM
- DRIVEWAY & GARAGE
- QUIET RESIDENTIAL ROAD
- SOUGHT AFTER LOCATION
- THREE BEDROOMS
- SITTING/DINING ROOM
- SCOPE FOR MODERINSATION
- NO CHAIN

Description

A well positioned detached bungalow with beautifully maintained gardens, driveway parking and no onward chain

Situated in a sought after residential road, this detached bungalow offers well proportioned accommodation with potential for updating. The property enjoys particularly attractive front and rear gardens, which have been beautifully maintained and are a real feature of the property.

The accommodation includes three bedrooms, a shower room and a open-plan sitting and dining room measuring approximately 22'4" x 19'. This lovely reception space with fire place enjoys lovely views over the rear garden. The adjoining kitchen with useful utility area has a door providing direct access to the garden.

A welcoming entrance hall provides direct access to the single garage, while the driveway offers useful off-street parking. There is also a good-sized loft providing additional storage.

Tenure	Freehold
EPC	D
Council Tax Band	F

Situation

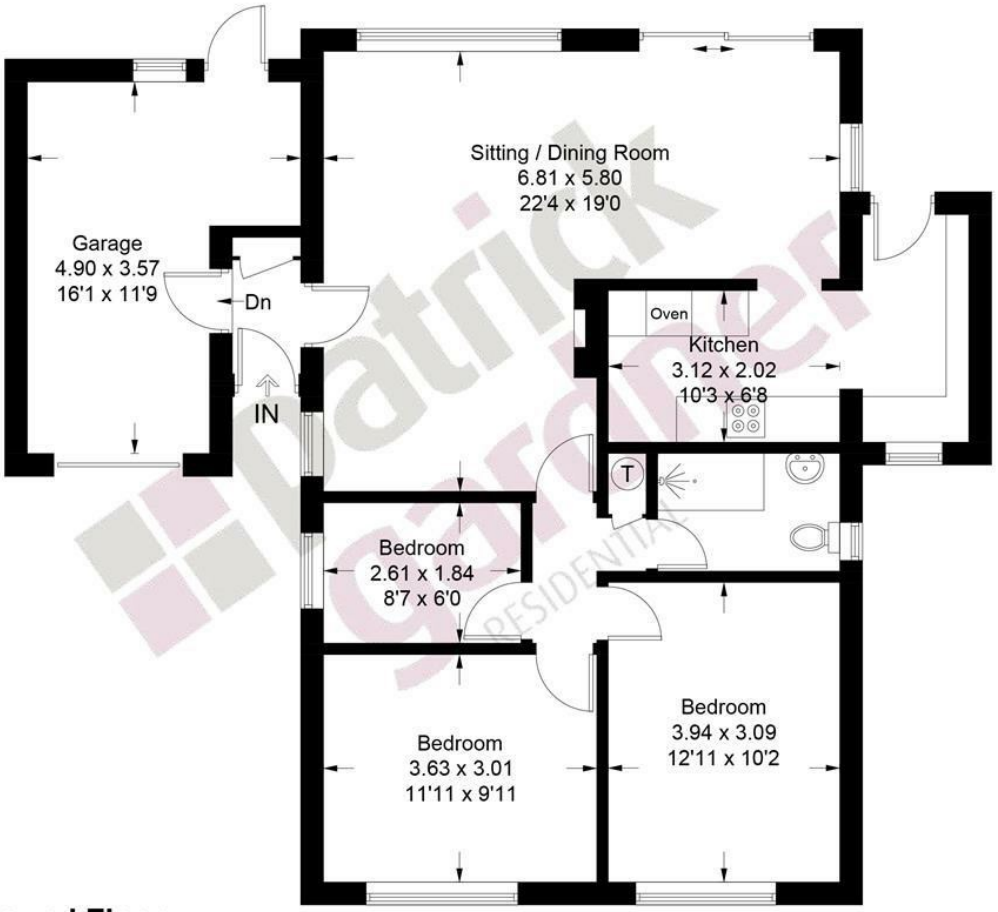
Located on South Leatherhead, Wayside enjoys this lovely position whilst within walking distance of river walks, the town centre, Parish Church, Library and Nuffield Health Gym.

In Church Street is a Little Waitrose. The town centre itself offers a wide variety of quality independent restaurants and pubs. Within the area there are highly regarded both state and private schools including in Leatherhead St John's School and Downsend School whilst at nearby Mickleham is Box Hill School.

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 national 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.

Approximate Gross Internal Area = 97.8 sq m / 1053 sq ft
(Including Garage)



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. (ID1326295)

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