



18 Highlands Avenue, Leatherhead, KT22 8NN

Price Guide £875,000



- 1920's DETACHED FAMILY HOUSE
- KITCHEN BREAKFAST ROOM
- LARGE FAMILY BATHROOM
- SPACIOUS HALL
- CUL-DE-SAC IN SOUTH LEATHERHEAD
- TWO LARGE RECEPTION ROOMS
- FOUR BEDROOMS
- MATURE 100' REAR GARDEN
- OFF STREET PARKING & GARAGE
- NO CHAIN

## Description

This delightful 1920's detached family house offers just over 1750 sq.ft.incl.gge whilst enjoying a lovely 100' mature rear garden.

This beautifully proportioned house, offers modern and spacious accommodation including a lovely reception hall, cloak/shower room, dining room with circular bay window and fireplace, 25' sitting/family room with doors to the garden and kitchen breakfast room featuring painted shaker style cabinets, range oven and granite work surfaces.

Upstairs there are two large double bedrooms, two further bedrooms and modern family bathroom with separate shower and bath.

Outside, there is off street parking and single garage which leads through to the rear 100' garden with terrace and lawn, mature boundary screening providing a high degree of privacy.

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

## Situation

Located on the very popular south side of Leatherhead, this property is within walking distance of the town centre, Parish Church, Nuffield Health Fitness & Wellbeing Gym and nearby allotments.

Leatherhead town centre offers a variety of shops including a Boots, WH Smith and Sainsbury's Supermarket in the part covered Swan Shopping Centre. In nearby 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's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with 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, cycling and horse riding. Other outdoor family pursuits on the doorstep include Polesden Lacy, Denbies Wine Estate, Bocketts Farm and Norbury Park.



Approximate Gross Internal Area = 152.1 sq m / 1637 sq ft  
Garage = 12.2 sq m / 131 sq ft  
Total = 164.3 sq m / 1768 sq ft



**Ground Floor**

**First 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. (ID335600)

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