

14A Melvinshaw, Leatherhead, KT22 8SX

Price Guide £455,000









- SUPERB MAISONETTE
- TWO/THREE BEDROOMS
- VAULTED SITTING/DINING ROOM
- LONG LEASE (PEPPERCORN GROUND RENT)
- OFF STREET PARKING
- JUST UNDER 1000 SQ.FT.
- FITTED KITCHEN
- SPACIOUS HALL
- WEST FACING GARDEN
- NO CHAIN

Description

This delightful ground floor maisonette is set at the head of a residential cul-de-sac whilst enjoying off street parking and lovely West facing garden.

A spacious entrance hall with oak floor gives way to two double bedrooms, family bathroom and living room (currently used as a third bedroom). There is a fitted kitchen opening to an impressive vaulted sitting/dining room with bi-folding doors to the garden.

Outside, a shared gravel driveway provides off street parking with gated side access leading to a landscaped West facing rear garden with useful storage shed, decked terrace and well maintained lawn.

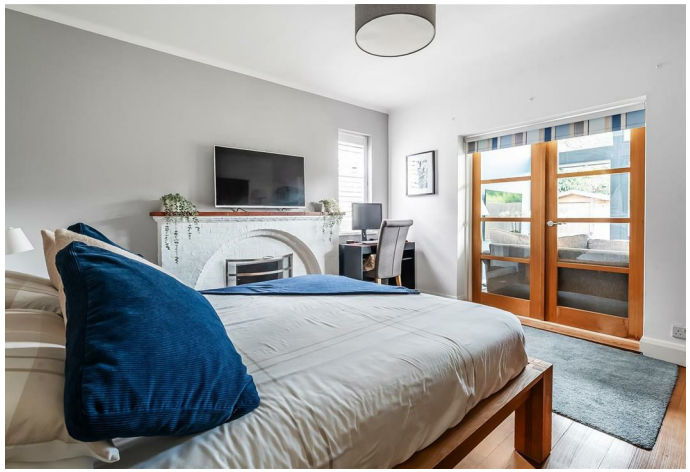
Tenure	Leasehold
EPC	C
Council Tax Band	C
Lease	999 years from 15 December 2005
Service Charge	£0.00 (Each maisonette responsible for their own parts, the driveway maintenance is shared)
Ground Rent	Peppercorn
Building insurance	£292 pa

Situation

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 Downsend 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.

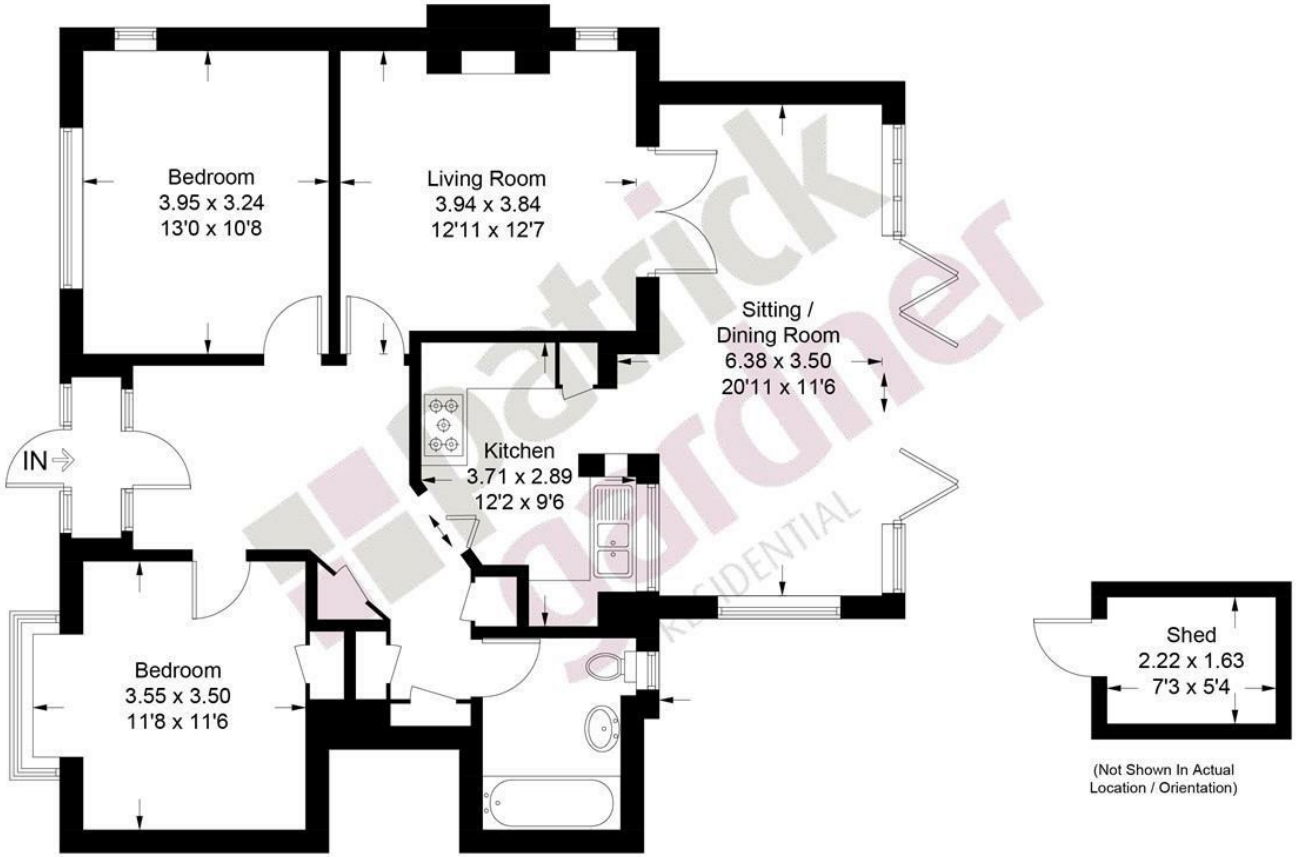
The general area abounds in Green Belt countryside, much of which is National Trust owned offering plenty of walking, cycling and riding pursuits at Bocketts Farm, Norbury Park, Denbies Wine Estate, and Polesden Lacy.







Approximate Gross Internal Area = 92.0 sq m / 990 sq ft
Shed = 3.6 sq m / 39 sq ft
Total = 95.6 sq m / 1029 sq ft



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. (ID1324973)

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