

7 Oaks Close, Leatherhead, KT22 7SH

Price Guide £625,000









- 1930's DETACHED BUNGLAOW
- THREE BEDROOMS
- KITCHEN & UTILITY AREA
- SHORT WALK TO TOWN & STATION
- OFF STREET PARKING
- GREAT SCOPE FOR LOFT EXTENSION (STPP)
- SITTING ROOM
- 60' x 55' WEST FACING GARDEN
- LARGE INTEGRAL GARAGE + WORKSHOP
- NO CHAIN

Description

Offered with no onward chain, this detached bungalow enjoys a mature Westerly aspect being located on an established residential cul-de-sac within a short walk of the station, schools and town.

In need of some updating, there is just over 1,250 sq.ft.incl.gge of well proportioned space which includes an integral garage. Set on a wide plot, 7 Oaks Close offers a purchaser an opportunity to enlarge further (STPP) and this together with internal remodelling could lead to the creation of a superb family home.

The flexible accommodation includes kitchen with useful adjoining timber frame utility area, sitting room, principal bedroom with dressing room, vanity unit and WC, two further double bedrooms and family shower room.

Outside, a block pavier driveway provides off street parking for two cars and leads to a 27' x 9'8 integral garage plus good sized workshop and rear personal door to the garden.

The rear garden has a Westerly aspect incorporating a patio with retaining walls, lawns, well stocked flower beds, mature hedging and a large garden shed.

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.

Tenure	Freehold
EPC	D
Council Tax Band	E







Approximate Gross Internal Area = 88.8 sq m / 956 sq ft
Garage = 25.1 sq m / 270 sq ft
Total = 113.9 sq m / 1226 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. (ID1324291)

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