



24 Middle Road, Leatherhead, KT22 7HN

Price Guide £500,000



- DELIGHTFUL PERIOD COTTAGE
- MODERN UPSTAIRS BATHROOM
- MODERN COTTAGE STYLE KITCHEN
- PRETTY GARDEN WITH PATIO
- SHORT WALK TO STATION
- TWO DOUBLE BEDROOMS
- SITTING ROOM WITH LOG BURNING STOVE
- OPEN PLAN DINING AREA
- PARKING *
- LOVELY ORDER THROUGHOUT

Description

This delightful period cottage is situated in Leatherhead's conservation area whilst within a short walk of the station, schools and town centre.

Stylish throughout the accommodation comprises a lovely part-vaulted fitted kitchen with range oven, integrated appliances and solid wood work surfaces. The open plan dining area leads through to the sitting room featuring a log burning stove set in an exposed brick chimney breast with door to the rear garden.

Upstairs, there are two good sized double bedrooms and modern family bathroom with useful linen cupboard.

Outside, gated access from Middle Road leads to the garden with a patio and lawn with adjoining path and flower beds.

* Parking - Middle Road residents qualify to use the Upper Fairfield Road long stay car park (about 50-100 yds away) - £745 per annum. (Search - Silver Permits, Mole Valley district Council or email parking@molevalley.gov.uk)

Tenure	Freehold
EPC	C
Council Tax Band	D

Situation

Middle Road is a short walk from Leatherhead town centre which offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose, many boutique coffee shops, restaurants and Nuffield Health Fitness Gym. A superb public leisure centre is located on the Fetcham side of the town.

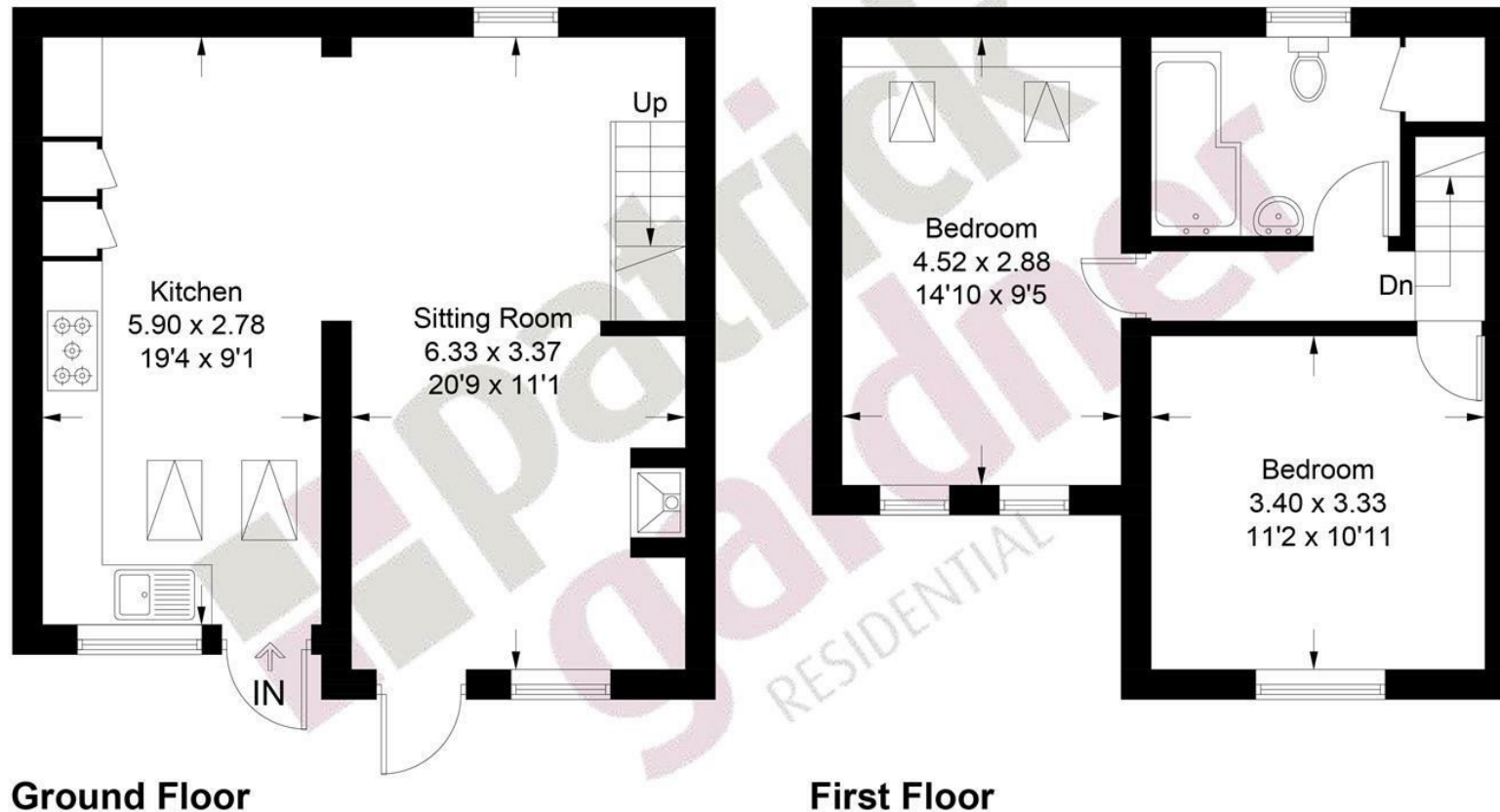
The main line railway station offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is only a two-minute drive away, providing easy access to both Gatwick and Heathrow Airports.

There is a wide range of quality private and state schooling in the general area. Private schools include St. John's in Leatherhead, Downsends School, City of London Freeman's School in Ashted and state schools include St Andrew's RC School and Therfield Secondary School, both in Leatherhead.

Hundreds of acres of Green Belt countryside are within walking distance of the house, 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 = 75.0 sq m / 807 sq ft



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. (ID1292252)

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