



33 Poplar Avenue, Leatherhead, Surrey, KT22 8SH

Price Guide £575,000



- SEMI DETACHED HOUSE
- FULLY REFURBISHED
- SIDE & REAR GARDENS
- QUIET CUL DE SAC
- CLOSE TO TOWN

- 3 BEDROOMS
- NEW ROOF (2021)
- WELL INSULATED
- AIRCONDITIONING
- CLOSE TO MAINLINE STATION

## Description

Set within a peaceful cul-de-sac, this beautifully presented three-bedroom 1920s house offers period features with extensive modern upgrades. Fully refurbished in 2016, the property has been re-wired, re-plumbed and had the loft insulated, with the additional benefit of a new roof installed and the exterior walls insulated in 2021.

The accommodation is well proportioned, featuring two reception rooms comprising a living room with a log burner and separate dining room, a modern fitted kitchen, three bedrooms and a family bathroom. The home also benefits from central heating, fibre broadband via Virgin Media and a Fujitsu multi-room central air-conditioning system with individual thermostatic controls (available by separate negotiation).

Outside, the property enjoys beautifully landscaped west- and south-facing side and rear gardens, providing excellent natural light. A further hidden garden area with greenhouse offers a fantastic opportunity for those looking to create a vegetable patch. Ample on street parking is available on a first-come, first-served basis, with the added possibility of renting a garage from the block opposite (subject to agreement with the garage owner).

## Situation

Leatherhead town is only short walk away and offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose Local and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town.

The nearby 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. state schools include St Andrew's RC School and Therfield Secondary School, both in Leatherhead. Private schools include St. John's in Leatherhead, Downsend School, City of London Freeman's School in Ashted.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts farm and Epsom Downs where the famous Derby is held.

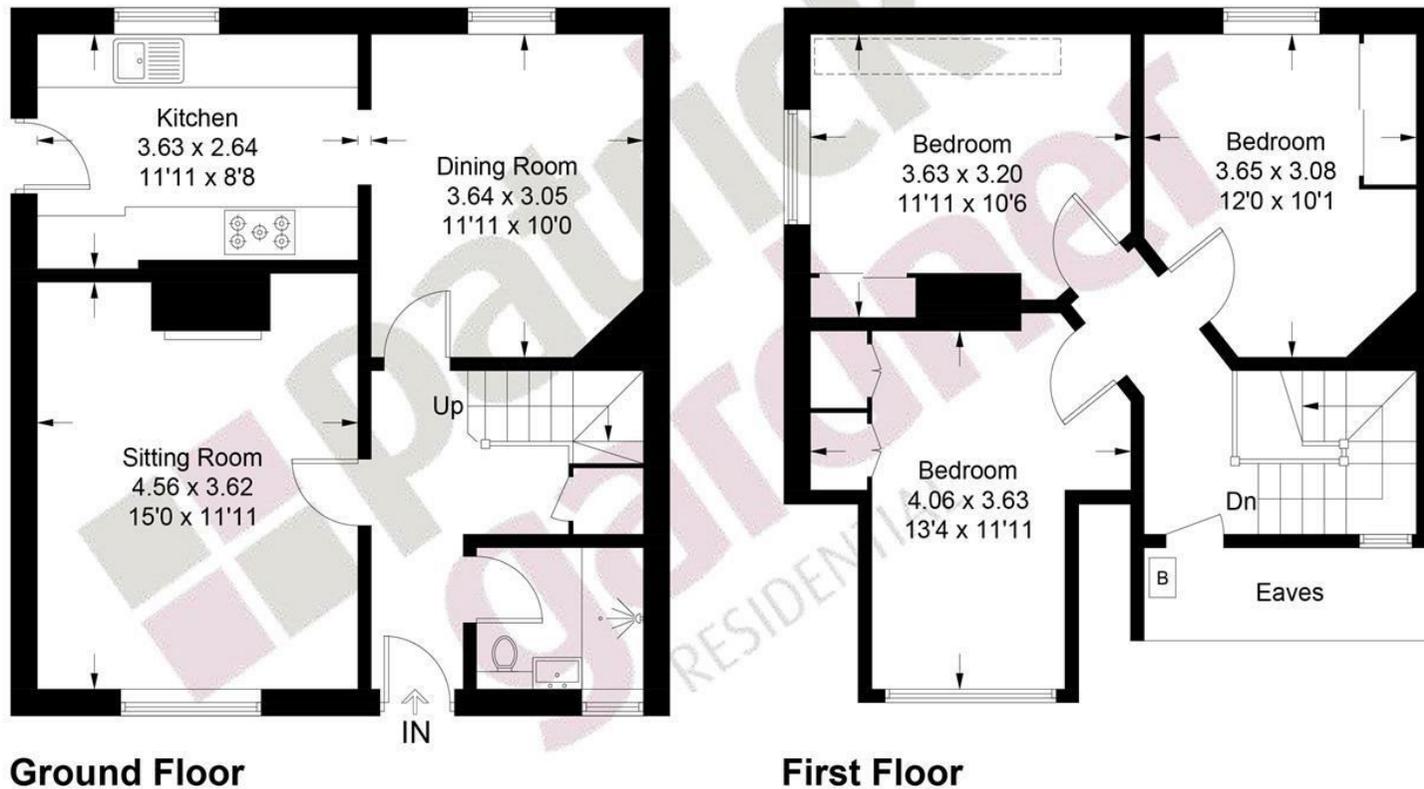
<b>Tenure</b>	Freehold
<b>EPC</b>	C
<b>Council Tax Band</b>	D



Approximate Gross Internal Area = 93.5 sq m / 1006 sq ft  
(Excluding Eaves Storage)



 = Reduced headroom below 1.5m / 5'0



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. (ID1273823)

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