



11 Parr Close, Leatherhead, Surrey, KT22 7HD

Price Guide £499,950



- SEMI-DETACHED HOUSE
- ENTRANCE HALL
- KITCHEN
- FIRST FLOOR BATHROOM
- GARAGE & OFF ROAD PARKING
- 3 BEDROOMS
- SITTING ROOM & DINING ROOM
- CONSERVATORY
- FRONT & REAR GARDENS
- GAS FIRED HEATING & DOUBLE GLAZING

Description

This THREE bedroom semi-detached house is situated at the end of a residential cul-de-sac and benefits from a garage, carport and off street parking.

In need of some updating and offered with NO ONWARD CHAIN, the accommodation includes an entrance hall, a separate sitting room and dining room - these spaces conveniently connect via a wide arch. There is also a modern fitted kitchen with a door out into a rear conservatory which again has a door to the outside.

Upstairs there are 3 bedrooms and a bathroom.

Benefits include double glazed windows and gas fired heating via radiators.

Outside, the gardens to both the front and back are mainly hard landscaped with fenced enclosed boundaries to the rear garden. There is plentiful off road parking and also a carport which is set immediately to the front of the brick built garage.

Situation

Parr Close is situated within walking distance of the town centre, local schools and Leatherhead's mainline station.

Leatherhead town centre offers a variety of shops including a Waitrose, Boots, TG Jones and Sainsbury's in the part covered Swan Shopping Centre. The town offers a wide variety of quality independent restaurants and coffee shops. Within the area there are highly regarded both state and private schools including Therfield, St Andrews, St John's School and Downsend School whilst at nearby Mickleham is RGS Surrey Hills.

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 Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful of outdoor activities at Bocketts Farm, Denbies Wine Estate, and Polesden Lacey. Epsom Downs (home of the famous Derby horse race) is within 15 minutes drive and Headley Heath is just 10 minutes away.

Tenure

Freehold

EPC

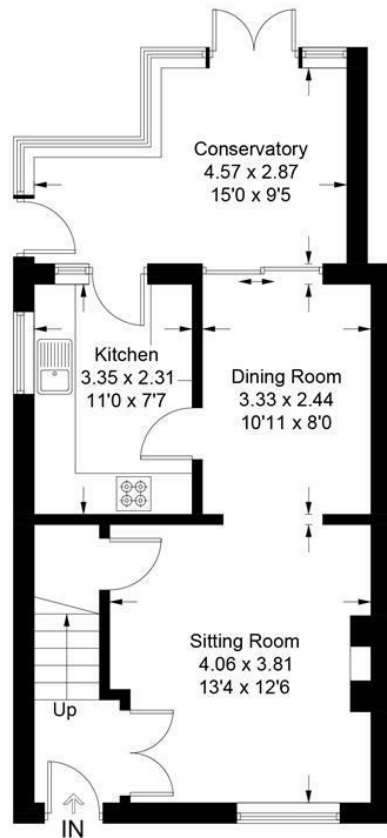
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Council Tax Band

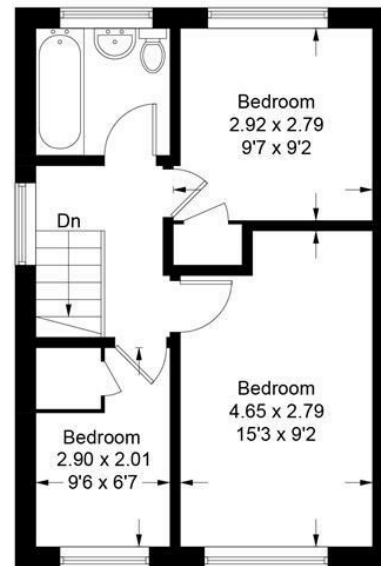
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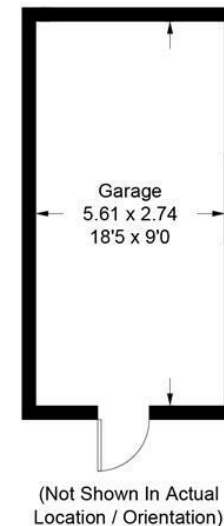
Approximate Gross Internal Area = 86.4 sq m / 930 sq ft
 Garage = 15.4 sq m / 166 sq ft
 Total = 101.8 sq m / 1096 sq ft



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. (ID1255607)

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