4 Worple Road, Leatherhead, Surrey, KT22 8HQ

Price Guide £599,950

- SUPERB VICTORIAN COTTAGE 1068 SQ.FT
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN/UTILITY ROOM
- LANDSCAPED GARDENS
- CONSERVATION AREA
- TWO BATHROOMS
- SUPERB KITCHEN BREAKFAST ROOM
- OFF STREET PARKING
- 5 MIN TO TOWN & 10 MIN TO STATION

Description

A beautifully presented and extended (1068 sq.ft) two bedroom Victorian cottage set on an attractive bridle path with open views over The Church of St Mary's and St Nicholas whilst just a few minutes walk from the town centre and riverside walks.

On the ground floor there is a lovely front sitting room with open fire place whilst to the rear of the house enjoys an open plan kitchen/dining room with breakfast bar, modern shaker style fitted kitchen, utility area and door to superb luxury bathroom with walk-in shower. On the first floor there are two double bedrooms and ensuite shower room

Situated in a a much sought after residential location the property also features off street parking and an attractive hard landscaped rear garden.

Tenure	Freehold
EPC	D
Council Tax Band	E

Situation

Worple Road is located in the favoured South side of the town being within approximately 5 minutes walk of the centre and 10 -15 minutes walk to the main line railway station.

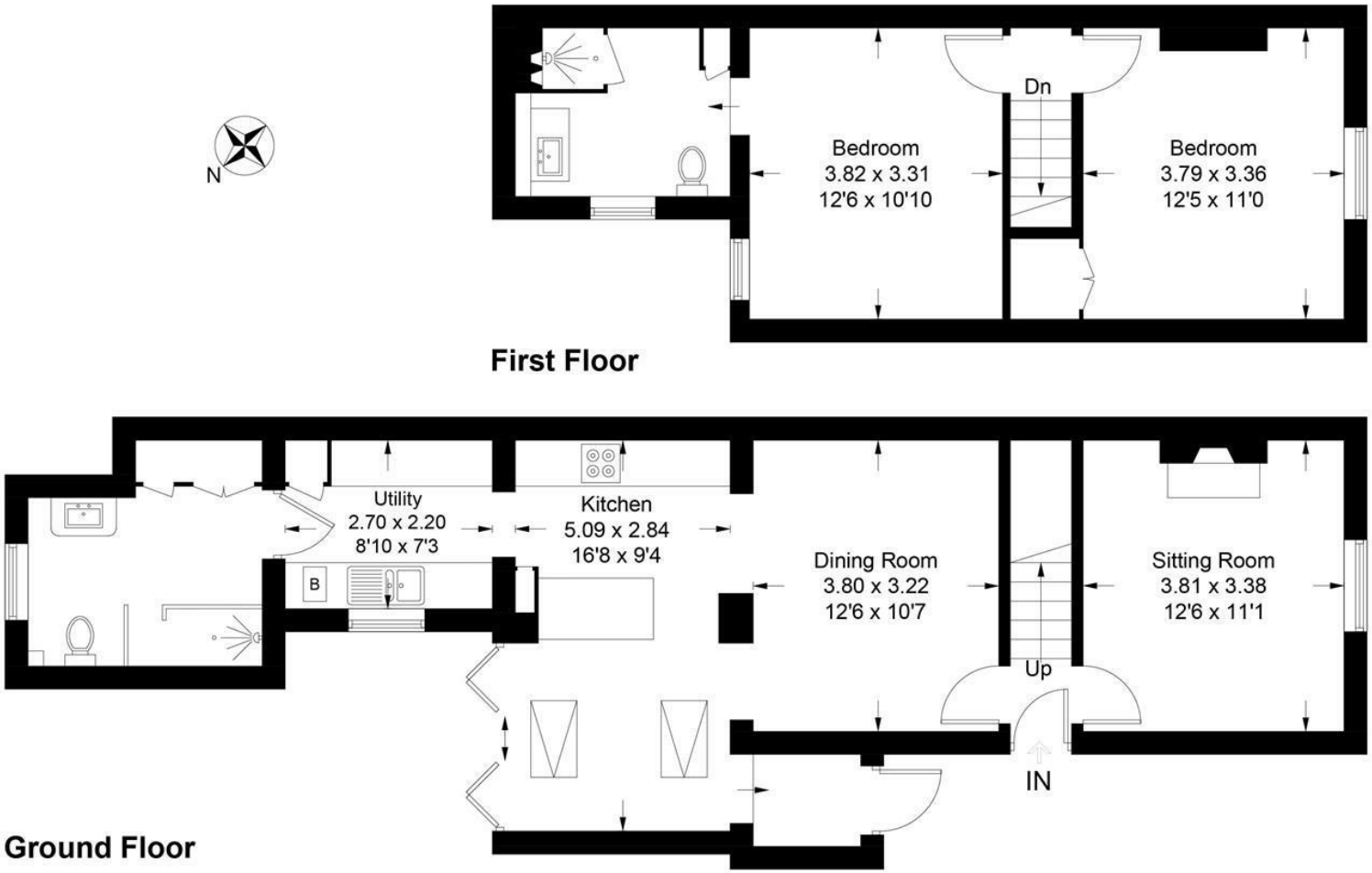
Leatherhead town offers a comprehensive range of shopping facilities including the partly covered Swan Shopping Centre, theatre, Waitrose in Church Street and Nuffield Gym in The Crescent. The public leisure centre is located on the edge of the town at Fetcham Grove.

The main line railway station offers services north to London terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 provides access to the motorway network and 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 & Downsend Prep School, City of London Freemen's School and state schools include St Andrew's RC School and Therfield Secondary School.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. Nearby is Epsom Downs where the famous Derby is held. There are numerous golf clubs close by include The RAC Country Club at Epsom and in Leatherhead Tyrrells Wood Golf Club and Beaverbrook Luxury Private Members Club with its world class golf course set in 400 acres.

Approximate Gross Internal Area = 99.2 sq m / 1068 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.

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