

2 Daymerslea Ridge, Leatherhead, KT22 8TF

Price Guide £675,000









- DETACHED CHALET BUNGLAOW
- THREE DOUBLE BEDROOMS
- CONSERVATORY/DINING ROOM
- GARDEN WITH WOODLAND BACKDROP
- CLOSE TO SCHOOLS & STATION
- 1709 SQ.FT.INCL.GGE & EAVES
- LARGE SITTING ROOM
- DRIVEWAY & GARAGE
- KITCHEN & UTILITY AREA
- NO CHAIN

Description

This very attractive three double bedroom detached chalet bungalow is set within a residential cul-de-sac, conveniently positioned close to the town centre and local schools whilst offering 1,709 sq. ft. of accommodation, including the eaves space and garage.

Offered with no onward chain, the spacious accommodation includes a spacious entrance hall featuring attractive woodblock floor, impressive 15' x 15' principal bedroom, second double bedroom, family bathroom and stairs to a further double bedroom, which has a small adjoining room with a wash basin. (This space offers potential to be remodelled to create an ensuite shower room). The ground floor also features a superb double-aspect sitting room measuring 19'11" x 15' complete with fireplace and adjoining conservatory/dining room. The well appointed kitchen has oak cabinets, integrated appliances and access to a useful utility area and separate cloakroom.

Outside, the property has a newly laid driveway with attractive brick edging alongside a hard landscaped front garden and access to a single garage. The rear garden features a raised patio, rockery and good sized lawn, enclosed by mature planting, established trees and fencing.

Situation

Daymerslea Ridge is within a walking distance of Leatherhead town centre which offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre and Waitrose. Nuffield Health Fitness Gym and Leatherhead Leisure centre both have swimming pools.

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, Downsend Prep School, City of London Freemen's School in Ashtead and state schools include St Andrew's RC School and Therfield School, both in Leatherhead.

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, Denbies Wine estate and Epsom Downs where the famous Derby is held.

Tenure	Freehold
EPC	D
Council Tax Band	F

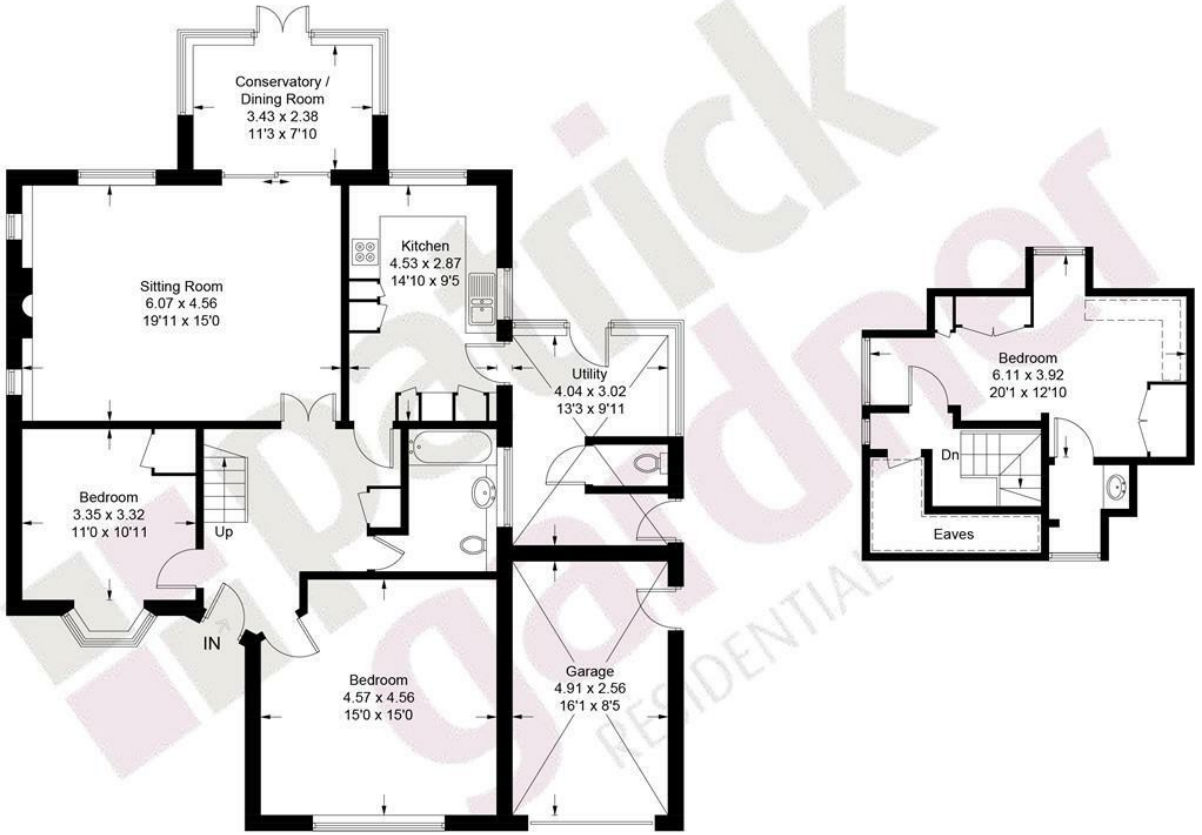






Approximate Gross Internal Area = 144.0 sq m / 1550 sq ft
(Including Eaves)
Garage = 14.8 sq m / 159 sq ft
Total = 158.8 sq m / 1709 sq ft

= 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. (ID1349261)

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