



37 St. Johns Avenue, Leatherhead, KT22 7HT

Price Guide £795,000



- DETACHED FAMILY HOME
- SOUGHT AFTER LOCATION
- TWO BATHROOMS
- SITTING/DINING ROOM
- GOOD SIZED GARDENS
- 1517 SQ.FT.
- FOUR BEDROOMS
- SUPERB OPEN PLAN KITCHEN
- AMPLE OFF STREET PARKING
- SHORT WALK TO SCHOOLS & STATION

## Description

This superb detached four bedroom family home offers 1517 sq.ft of modern, stylish accommodation over two floors, set in the desirable St Johns area of Leatherhead close to the town centre, station and good quality local schools.

Completely refurbished (2023) by the current owners to include new boiler, plumbing and wiring. The ground floor includes a spacious entrance hall, an impressive country style kitchen with Aga, integrated appliances and solid wood work surfaces and a lovely double aspect 21' x 15' sitting/dining room featuring a bay window overlooking the garden and fireplace. An inner hall leads to a cloak/utility room, three double bedrooms and modern family shower room. Stairs lead to the principal bedroom with large en suite with twin ended bath and shower above.

Outside, a good sized driveway provides ample off street parking, gated side access leads to a graveled side garden with shed, rear lawned garden is enclosed with mature hedging and fencing with useful gate leading to St Johns Avenue. A rear covered patio accessed from the hallway, gives outside amenity space for all weathers with a further shed.

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

## Situation

Located on the very popular St Johns School area, the property is located within a 5-10 minute walk the town centre, Leatherhead Theatre (also used as a cinema) Leisure Centre, Parish Church, Library and Nuffield Health Gym.

In nearby Church Street is a Waitrose. The town centre itself offers a wide variety of quality independent restaurants and pubs. Within the area there are highly regarded both state and private schools including in Leatherhead St John's School, Therfield, St Andrews and Downsland School whilst at nearby Mickleham is Box Hill School.

Leatherhead is well located for commuter access to London Waterloo and Victoria with regular services of just over 45 minutes. Junction 9 of the M25 at Leatherhead offers access to the national motorway network being almost equidistant between Heathrow and Gatwick International Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking and horse riding. There are numerous golf courses and other outdoor activities at Denbies Wine Estate, Bocketts Farm, Polesden Lacy and Norbury Park.



Approximate Gross Internal Area = 140.9 sq m / 1517 sq ft



 = Reduced headroom below 1.5m / 5'0



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. (ID1269598)

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