

16 Barnett Wood Lane, Leatherhead, KT22 7DN

Price Guide £585,000









- EDWARDIAN SEMI-DETACHED HOUSE
- TWO BATHROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- SOUTHERLY FACING GARDEN
- CLOSE TOP SCHOOLS, TOWN & STATION
- THREE GOOD BEDROOMS
- DELIGHTFUL SITTING ROOM
- SEPARATE UTILITY ROOM
- GARDEN CABIN/HOMEOFFICE
- NO CHAIN

Description

An attractive Edwardian semi-detached house, extended to the rear and into the loft, occupying a convenient position within a short walk of local schools, the station and town centre. The property combines period character with well-planned modern family accommodation and is offered for sale with no onward chain.

The lovely sitting room features a bay window, ornate cornicing, fireplace and attractive wood flooring, while the open-plan dining room with log burning stove, also with wood flooring, leads through to a charming cottage style kitchen. The kitchen is fitted with solid wood work surfaces, a butler sink and tiled floor, with a door providing direct access to the garden. A ground floor cloakroom and separate utility room complete the ground floor.

On the first floor is a spacious principal bedroom, a further double bedroom, useful linen cupboards and a family bathroom. Stairs continue to the top floor, where there is a third double bedroom with built-in wardrobes and an en suite bathroom, providing an excellent private bedroom suite.

Outside, the driveway provides ample off street parking, side access leads to the attractive southerly facing garden, with lawn, patio and path to a good sized garden cabin ideal home office, gym or additional hobby space. There is also a useful adjoining store

Situation

Leatherhead High Street and town centre are within easy reach, offering a good selection of independent shops, cafés, restaurants, supermarkets including Waitrose, Sainsbury's and Lidl, the Swan Shopping Centre, cinema and theatre, as well as regular market stalls.

Leatherhead mainline station is approximately a 10-minute walk away, providing regular services towards London Waterloo and Victoria, Guildford and Dorking. The property is also conveniently located for Junction 9 of the M25, providing excellent road connections to London, the wider motorway network and both Heathrow and Gatwick airports.

The area is particularly well served by schools, with Leatherhead Trinity, St Peter's Catholic Primary, St Andrew's Catholic School and Therfield School all within the surrounding area, alongside independent schools including St John's and Downsend.

For those who enjoy the outdoors, Leatherhead is surrounded by beautiful Surrey countryside and Green Belt, with nearby destinations including Headley Heath, Box Hill, Polesden Lacey and Denbies Wine Estate, offering plentiful walking, cycling and leisure opportunities.

Tenure	Freehold
EPC	D
Council Tax Band	E







= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 122.8 sq m / 1322 sq ft
Stores = 16.5 sq m / 178 sq ft
Total = 139.3 sq m / 1500 sq ft

N



Ground Floor **First Floor** **Second 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. (ID1335164)

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