



**patrick
gardner**
RESIDENTIAL

31 Kingston Road, Leatherhead, Surrey, KT22 7SL

Price Guide £750,000



- SEMI-DETACHED VICTORIAN TOWN HOUSE
- ENTRANCE HALL & CLOAKROOM
- KITCHEN/BREAKFAST ROOM
- IN NEED OF UPDATING
- GAS FIRED HEATING
- CLOSE TO SHOPS, SCHOOLS & STATION
- 3 SEPARATE RECEPTION ROOMS
- 5 BEDROOMS & 2 BATHROOMS
- 0.16 ACRE PLOT
- SELLER SUITED

Description

This highly attractive semi-detached Victorian town house, set in an elevated position, enjoys a great deal of charm and character with numerous retained original features. The property has been in the same family ownership for over forty years and is now requires a new custodian who is prepared to undertake some updating.

Set on a good sized plot of 0.16 acres with a westerly aspect, it's location is highly convenient being minutes' walk from the town centre, mainline railway station and local schools.

The accommodation is set over 3 floors and offers 2,262 sq.ft. of living space including 3 separate reception rooms together with a kitchen/breakfast room.. The bedroom accommodation is set over the 1st and 2nd floors and whilst the present owners use one of the rooms as a first floor reception room, this space could clearly be utilised as a bedroom if desired.

The garden rises up gently away from the rear of the house and is mainly lawned with a number of fruit trees and boundary shrubs providing for a high degree of privacy.

N.B. Please note that there are a number of steps which lead up from the Kingston Road up to the front door. On street parking on the Kingston Road is usually available.

Situation

Located on the Kingston Road this property is within walking distance of the town centre, Waitrose, Parish Church, Nuffield Health Fitnesss & Wellbeing Gym and mainline station

Leatherhead town centre offers a variety of shops including a Boots, WH Smith 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 Catholic School, St John's and Downsend.

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

E

Council Tax Band

F



[] = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 210.2 sq m / 2262 sq ft
(Excluding Lean To Store)



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. (ID1268548)
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