



Trondra Woodvill Road, Leatherhead, Surrey, KT22 7BP

Price Guide £735,000



- DETACHED FAMILY HOUSE
- THREE RECEPTION ROOMS
- MODERN FAMILY BATHROOM
- GOOD SIZED GARAGE
- CLOSE TO SCHOOLS & STATION

- FOUR DOUBLE BEDROOMS
- MODERN KITCHEN
- LARGE GARDEN
- CUL-DE-SAC
- NO CHAIN

Description

This delightful four bedroom family house offers modern, bright and spacious accommodation whilst enjoying a level 0.17 acre plot in a residential cul-de-sac.

A covered porch leads through to the hall with large under stairs cupboard, WC/utility room, well appointed modern kitchen and to three separate reception rooms including double aspect sitting room, study and dining room with French doors to the garden.

Upstairs, there are four double bedrooms (each with fitted wardrobes) and stylish family bathroom with separate shower and bath.

Outside, there is a driveway providing off street parking and leading to a large garage with rear personal door. Gated side access leads to the large rear garden which is mainly laid to lawn with mature trees, screen fencing and modern garden cabin with light and power.

Conveniently for a purchaser there is no onward chain

Tenure	Freehold
EPC	D
Council Tax Band	G

Situation

Woodvill Road is within a short walk the town centre, mainline stations and local schools.

Leatherhead town centre offers a variety of shops including a Waitrose, Boots, WH Smith and Sainsbury's Supermarket in the part covered Swan Shopping Centre. The town centre itself offers a wide variety of boutique coffee shops, restaurants and pubs. Within the area there are highly regarded both state and private schools including Leatherhead Trinity School, Therfield, St John's School and Downsend School whilst at nearby Mickleham is RGS Surrey Hills.

Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. 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 opportunities for walking, cycling and horse riding. Other outdoor family pursuits on the doorstep include Polesden Lacy, Denbies Wine Estate, Bocketts Farm and Norbury Park.



TOTAL FLOOR AREA : 1568 sq.ft. (145.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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