

20 Aquila Close, Leatherhead, Surrey, KT22 8TY

Guide Price £465,000









- TWO DOUBLE BEDROOMS (WAS THREE)
- GOOD SIZE SITTING ROOM
- SUPERB KITCHEN/BREAKFAST ROOM
- EXCELLENT LOCAL SCHOOLS
- SUPERB LOCATION FOR TRANSPORT LINKS
- END OF TERRACE HOUSE
- CONSERVATORY ONTO THE GARDEN
- CUL-DE-SAC LOCATION
- CLOSE TO ACRES OF GREENBELT
- GARAGE & RESIDENTS PARKING

Description

Nestled in a peaceful cul-de-sac location is this delightful Regency style end of terrace house.

A useful entrance porch leads through to a well-appointed, bright and spacious sitting room with plenty of space for a relaxed seating area. This leads to an open kitchen breakfast room with a range of units with ample work surface, oven, space for appliances and room for a table and chairs. The conservatory off the kitchen provides extra flexible living accommodation.

On the first floor to the rear of the property is the master bedroom previously two single bedrooms it offers ample space for a double bed and range of freestanding furniture, there is a further double bedroom to the front of the property. Both bedrooms are served by a family bathroom.

Outside the property benefits from a rear garden including a shed and gated side access. The property further benefits from on road parking and a garage located in a nearby battery.

Green Fee Charge - £55 p.a.

Situation

The property is situated in a sought after residential cul-de-sac of similar properties convenient for highly regarded schools both state and private, including Downsend and St Andrew's nearby.

Shopping facilities close to hand include independent retailers on The Street in Ashtead and Leatherhead, with services to London Waterloo and Victoria. Junction 9 of the M25 is within easy reach providing access to Heathrow and Gatwick International Airports.

The area abounds with acres of Greenbelt countryside within walking distance, ideal for walks, cycling and horse riding. Further recreational pursuits include golf at Tyrrells Wood and the RAC Country Club at Woodcote.

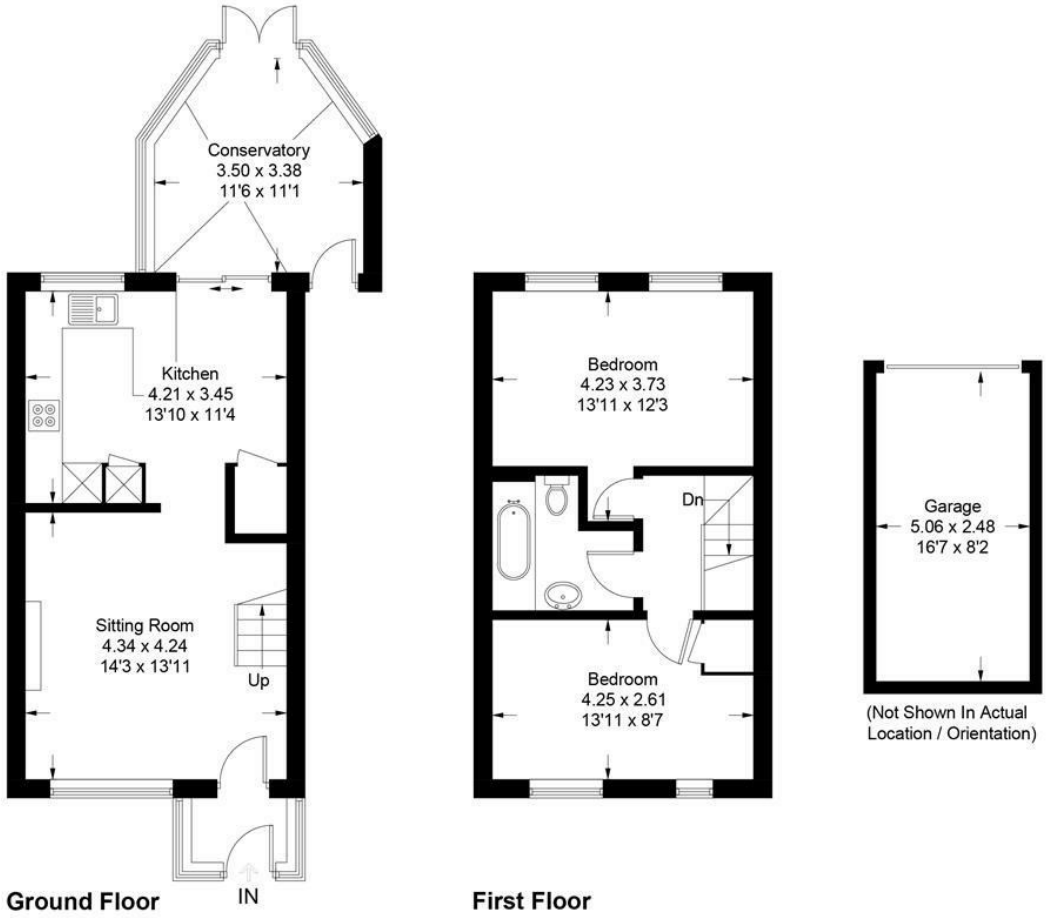
Tenure	Freehold
EPC	D
Council Tax Band	E







Approximate Gross Internal Area = 81.2 sq m / 874 sq ft
Garage = 11.9 sq m / 128 sq ft
Total = 93.1 sq m / 1002 sq ft



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. (ID914403)

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