



**patrick
gardner**
RESIDENTIAL

22 Highlands Avenue, Leatherhead, Surrey, KT22 8NN

Price Guide £849,950



- 1920's DETACHED 4/5 BEDROOM HOUSE
- ENTRANCE HALL & CLOAKROOM
- KITCHEN/BREAKFAST ROOM
- GROUND FLOOR SHOWER ROOM
- GARAGE & OFF ROAD PARKING
- CUL-DE-SAC POSITION
- 2/3 RECEPTION ROOMS
- FAMILY BATHROOM
- DOUBLE GLAZED & GAS FIRED HEATING
- 100' DEEP REAR GARDEN

Description

This late 1920's 4 bedroom detached house enjoys a favoured cul-de-sac setting to the south side of the town being situated within walking distance of the town centre.

The bright and airy accommodation, extended by the current owners, includes on the ground floor a large entrance hall with cloakroom off and easy rising staircase leading to the first floor landing. There are two separate reception rooms; the sitting room set at the front has a lovely semi-circular bay window and open fireplace. The rear reception room is 20' in length and includes a part vaulted ceiling incorporating Velux windows with bi-fold doors opening out onto the rear garden. Accessed from the rear reception room is a further reception room which is currently used as a gym being previously used as a physiotherapy treatment room but could equally be used as a family room or fifth bedroom as adjoining is a very useful ensuite shower/w.c. The kitchen/breakfast room is 18' in length and overlooks the rear garden.

On the first floor, off the spacious landing which includes a double doored airing cupboard, there are 4 bedrooms and a large bathroom.

Outside, to the front, there is an attached single garage and off street parking for 1-2 cars. Side access leads to the mature rear garden which has an easterly aspect, is about 100' deep by 40' wide and benefits from a high degree of boundary screening, well stocked borders, large lawn and spacious patio. To the rear is private woodland to which access is available by open licence,

Situation

Located on the very popular south side of Leatherhead, this property is within walking distance of the town centre, Parish Church, Nuffield Health Fitness & Wellbeing Gym and nearby allotments.

Leatherhead town centre offers a variety of shops including a Boots, WH Smith and Sainsbury's Supermarket in the part covered Swan Shopping Centre. In nearby Church Street is a Little 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 and Downsend School whilst at nearby Mickleham is Box Hill School.

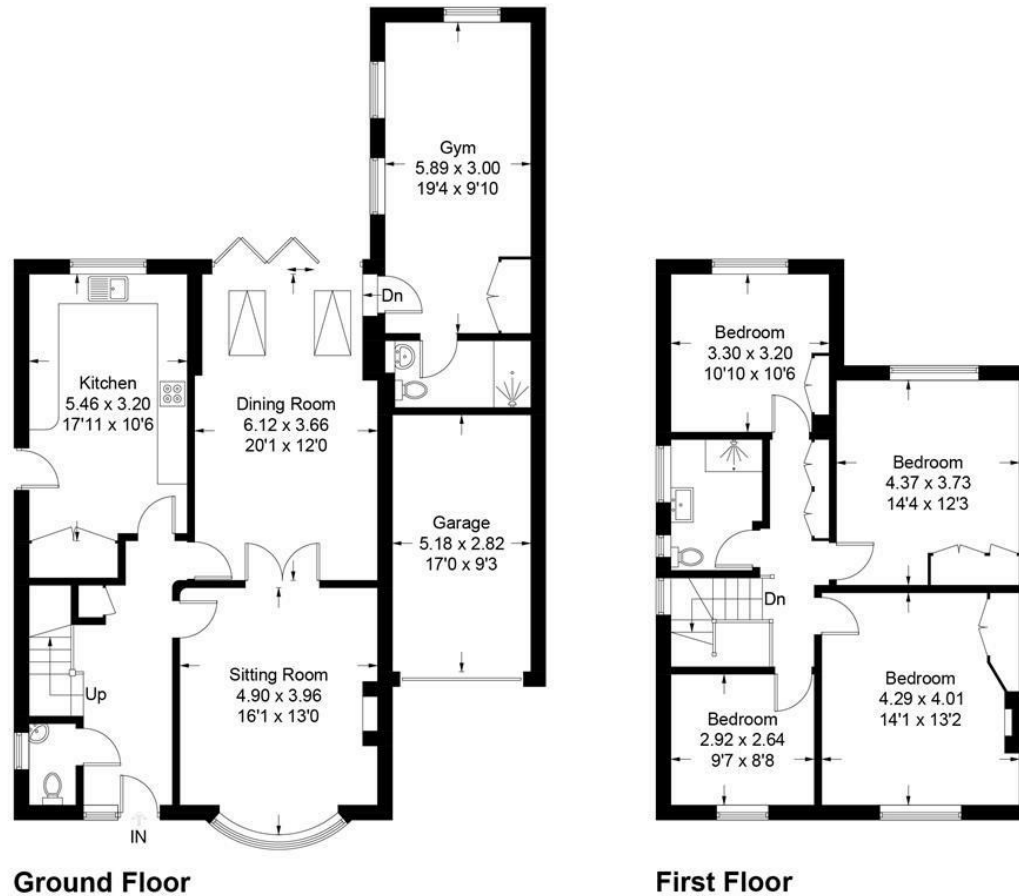
Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick International Airports.

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.

Tenure	Freehold
EPC	D
Council Tax Band	G



Approximate Gross Internal Area = 168.5 sq m / 1814 sq ft
Garage = 14.6 sq m / 157 sq ft
Total = 183.1 sq m / 1971 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. (ID1199879)

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