

patrick gardner
RESIDENTIAL

8 Reigate Road, Leatherhead, KT22 8RA

Offers Over £650,000









- DETACHED HOUSE
- TWO LARGE RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- SOUTH SIDE OF LEATHERHEAD
- SOUTH WEST FACING GARDEN
- THREE DOUBLE BEDROOMS
- FITTED KITCHEN
- MODERN FAMILY BATHROOM
- GARAGE
- NO CHAIN

Description

This detached period house is situated in a quiet and established residential area of the preferred south side of Leatherhead, offering well proportioned accommodation, character and the potential to remodel or extend (STPP), this lovely house is offered with no onward chain.

The property comprises a spacious entrance hall, two generous reception rooms each featuring an attractive fireplaces (not currently in use), a fitted kitchen and downstairs cloakroom. Upstairs are three comfortable double bedrooms and a modern family bathroom.

An attractive frontage with lawn and adjoining paved terrace leads to the rear garden enjoying a South West aspect, patio and lawn with adjoining path to a detached brick single garage.

N.B - Due to the hot summer, the lawn has become very patchy, we have used AI to show what the lawn usually looks like.

Tenure	Freehold
EPC	D
Council Tax Band	G

Situation

Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose Local and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town.

The main line railway station offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is only a two-minute drive away, providing easy access to both. Gatwick and Heathrow Airports.

There is a wide range of quality private and state schooling in the general area. Private schools include St. John's in Leatherhead, Downsend Prep School, City of London Freemen's School in Ashtead and state schools include St Andrew's RC School and Therfield Secondary School, both in Leatherhead.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts farm, Denbies Wine estate and Epsom Downs where the famous Derby is held.







Approximate Gross Internal Area = 111.2 sq m / 1197 sq ft
Garage = 14.2 sq m / 153 sq ft
Total = 125.4 sq m / 1350 sq ft



Ground Floor **First 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. (ID1338782)

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