3 Hillrise Cottage, 354 Kingston Road, Leatherhead, Surrey, KT22 7QE

Asking Price £382,000

- MODERN 2 BEDROOM HOUSE
- LOVELY FITTED KITCHEN
- 19' LIVING ROOM
- PRIVATE GARDEN
- CLOAKROOM
- WHITE BATHROOM SUITE
- DIRECT GARDEN ACCESS
- ALLOCATED PARKING

Description

This two bedroom freehold house was built in 2007 and provides bright well appointed accommodation.

On the ground floor is an entrance hall and cloakroom together with a good sized living room with French doors opening out onto a private rear garden. The kitchen is spacious and the high gloss units are complemented by integrated appliances. Upstairs are two bedrooms and a bathroom with white suite.

The property also comes with an allocated parking space and access to a visitor parking space.

Tenure	Freehold
EPC	C
Council Tax Band	D

Situation

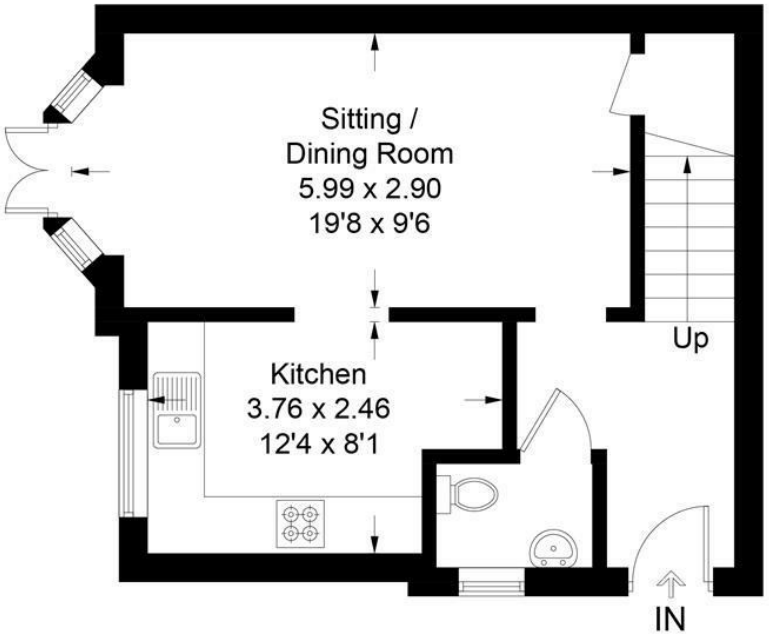
Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose Local and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town.

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.

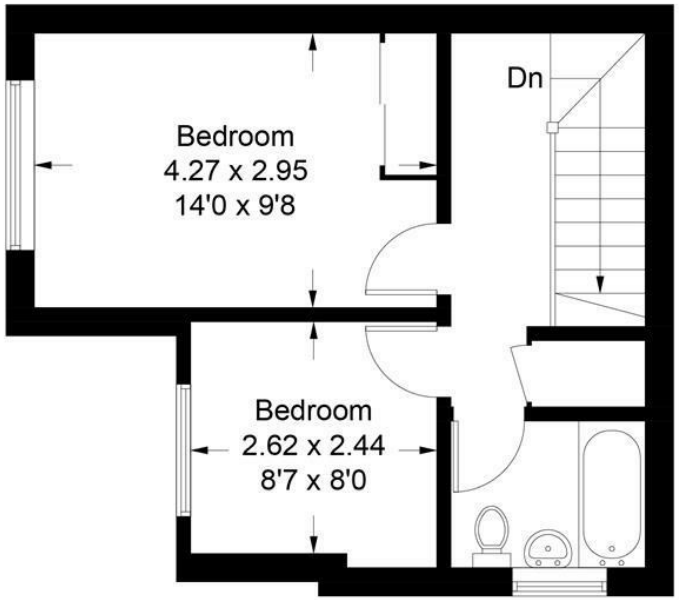
There is a wide range of quality private and state schooling in the general area. State schools include St Andrew's RC School and Therfield Secondary School, both in Leatherhead whilst Private schools include St. John's in Leatherhead, Downsend School, City of London Freemen's School in Ashtead.

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 and Epsom Downs where the famous Derby is held.

Approximate Gross Internal Area = 68.1 sq m / 733 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. (ID1172800)

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