



Old Oak Cottage, 5 Oak Road, Leatherhead, Surrey, KT22 7PH

Price Guide £479,950



- ATTRACTIVE END OF TERRACED COTTAGE
- KITCHEN
- THREE BEDROOMS
- DOUBLE GLAZING AND GAS FIRED HEATING
- WESTERLY FACING REAR GARDEN
- TWO SEPARATE RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM/SHOWER ROOM
- FIRST FLOOR BATHROOM
- OFF ROAD PARKING FOR 3 CARS
- DETACHED CABIN/WORK FROM HOME OFFICE

## Description

This attractive three bedroom end of terraced cottage is set in a 'small backwater' and benefits from both off street parking and a rear westerly facing rear garden.

On the ground floor a side entrance lobby leads into the front sitting room which has an attractive open fireplace and large front picture window making for light airy space. A single step down from the sitting room takes you through to the dining room which also enjoys an attractive fireplace. Both these reception rooms also enjoy unusually higher than average ceiling heights for a property of this period. To the rear is a fitted kitchen with stable style door to outside. Accessed from the kitchen is a downstairs cloakroom/shower room. On the first floor there are 3 good sized bedrooms and a bathroom.

Outside to the front there is off road parking for 2-3 cars whilst at the rear there is if required a right for vehicular access from Clements Mead into the rear garden. Alongside from the front is gated side access to the rear garden. Set within the rear garden is a detached cabin with light, power and internet access which the present owner uses as a work from home office. To the rear of the cabin is a small store. The remainder of the rear garden is attractively landscaped with paving and astro turf being fenced to all boundaries.

## Situation

Leatherhead town centre offers a comprehensive range of shopping facilities including Waitrose, the partly covered Swan Shopping Centre, theatre and main line railway station with services north to London Waterloo/Victoria and south to Guildford/Dorking. There is also a large Tesco supermarket within a short walk of Old Oak Cottage.

Highly regarded schools which are within walking distance include Trinity Infants, Therfield Comprehensive and St Andrews RC School.

Junction 9 of the M25 can be found on the Ashted side of Leatherhead and Gatwick and Heathrow International Airports are within easy reach.

The area generally abounds in a wealth of glorious open unspoilt Green Belt countryside much of which is National Trust owned. Leisure facilities include the private Nuffield Health centre in Leatherhead town and refurbished leisure centre at Fetcham Grove.

<b>Tenure</b>	Freehold
<b>EPC</b>	E
<b>Council Tax Band</b>	D



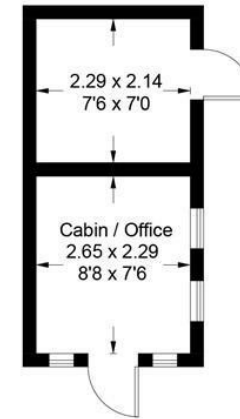
Approximate Gross Internal Area = 97.2 sq m / 1046 sq ft  
Outbuilding = 11.5 sq m / 124 sq ft  
Total = 108.7 sq m / 1170 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

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. (ID775442)

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