20 Windfield, Leatherhead, KT22 8UG

Price Guide £300,000

- FIRST FLOOR MAISONETTE
- £1000 PA SERVICE CHARGE
- SITTING/DINING ROOM
- SHOWER ROOM
- GARAGE & ON STREET PARKING
- ATTRACTIVE VIEWS FROM FRONT
- TWO DOUBLE BEDROOMS
- KITCHEN
- LARGE LOFT SPACE
- NO CHAIN

Description

In a very convenient location close to the town centre, this first floor maisonette has attractive views over St John's School whilst enjoying a bright and spacious accommodation in a quiet residential road.

Approached via own front door, the interior includes a fitted kitchen and shower room, good sized North Westerly facing sitting/dining room and two double bedrooms with built in wardrobes. The specification also includes new radiators and boiler 5 years ago, LED lights in sitting room, Smart meter and double glazing.

Externally the communal lawns and frontages are well maintained, there is on street parking and there is a garage just a few yards away.

*Inside photos enhanced with AI furniture.

Tenure	Leasehold
EPC	C
Council Tax Band	D
Lease	999 Years from 24th June 1965
Service Charge	£1000 pa (paid quarterly)
Ground Rent	£25 pa

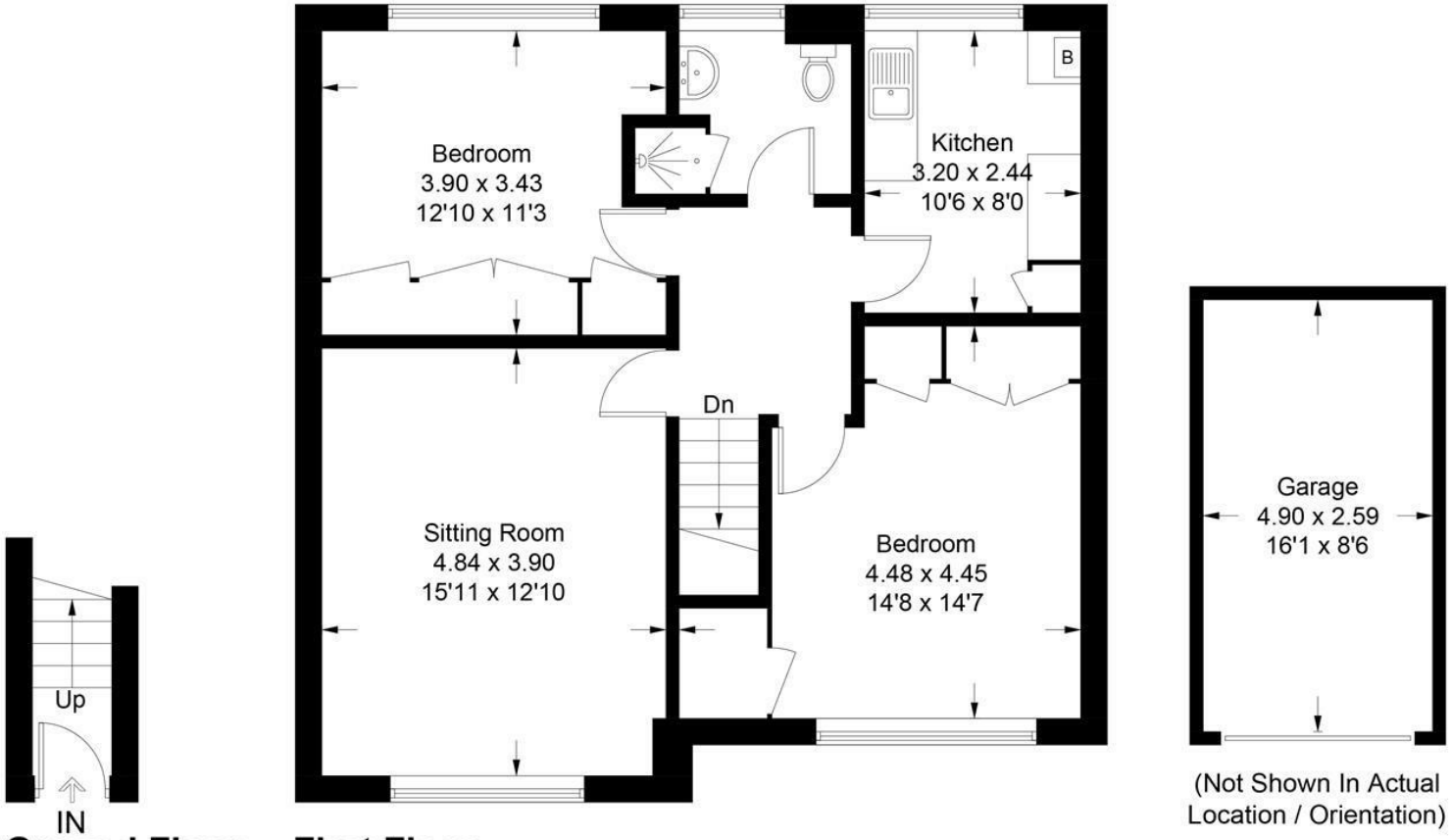
Situation

Located on the very popular St Johns School area of Leatherhead, this property is within walking distance of the town centre, Waitrose, Parish Church, Nuffield Health Fitnesss & Wellbeing Gym and mainline station. Leatherhead town centre offers a variety of shops including a Boots, WH Smith and Sainsbury's in the part covered Swan Shopping Centre.

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 Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful of outdoor activities at Bocketts Farm, Denbies Wine Estate, and Polesden Lacy.

Approximate Gross Internal Area = 71.5 sq m / 770 sq ft
Garage = 12.7 sq m / 137 sq ft
Total = 84.2 sq m / 907 sq ft



(Not Shown In Actual Location / Orientation)

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. (ID1119146)

1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 **Email:** leatherhead@patrickgardner.com
www.patrickgardner.com

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