



**2 LEIGH PLACE COTTAGES TAPNERS ROAD, LEIGH, SURREY, RH2  
8NN**

**GUIDE PRICE £475,000  
FREEHOLD**

Located in the heart of the pretty little village that is Leigh, this attractive older style cottage is a wonderful project and would make a superb semi rural home.

The house has a deep frontage, set back 75ft from Tapners Road, providing both parking and a additional garden space, with a handy side access.

As you approach the front door there is a storm porch, then a traditional wooden door leads to an entrance hall. There are two reception rooms, a generous living room room with a bay window, then a separate dining room with a brick fireplace. At the rear there is a kitchen, with a larder cupboard and direct access to the rear garden. Up on the first floor you have a spacious landing, with a large window to the rear, there are three bedrooms, two of which benefiting from lovely countryside views, and a bathroom.

The rear garden extends to 60ft, with both patio and lawn areas, mature boundaries, a greenhouse, pond and a brick outbuilding.

Nearby there is a highly popular local pub called The Plough, in addition to some of Surrey's finest countryside right on your doorstep. Reigate's historic market town centre can be found less than 3 miles from the village, where you have a wide range of high street stores, superb restaurants, bars and a Morrison's superstore, as well as rail links to central London.

- RARE OPPORTUNITY
- VILLAGE LOCATION
- THREE BEDROOMS
- FRONT AND REAR GARDENS
- COUNCIL TAX BAND: E
- EXCELLENT PROJECT
- NO CHAIN
- FIRST FLOOR BATHROOM
- DRIVEWAY
- EPC RATING: E





**ROOM DIMENSIONS:**

**ENTRANCE HALL**

4'0 x 3'10 (1.22m x 1.17m)

**LOUNGE**

13'8 x 10'11 (4.17m x 3.33m)

**DINING ROOM**

11'11 x 10'3 (3.63m x 3.12m)

**KITCHEN**

12'0 x 5'10 (3.66m x 1.78m)

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE**

13'2 x 10'10 (4.01m x 3.30m)

**BEDROOM TWO**

10'5 x 9'5 (3.18m x 2.87m)

**BEDROOM THREE**

9'5 x 8'6 (2.87m x 2.59m)

**BATHROOM**

6'6 x 4'6 (1.98m x 1.37m)

**ELECTRIC HEATING**

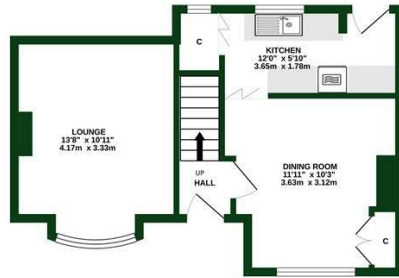
**DOUBLE GLAZED WINDOWS**

**55FT GARDEN**

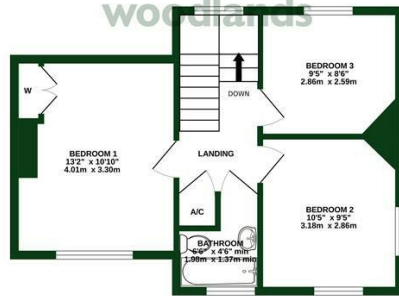
**DRIVEWAY WITH PARKING FOR 3/4 CARS**



GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2020



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

To view this property please call 01737 771777

[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)

These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.