



4 Oaks Close, Leatherhead, KT22 7SH

Price Guide £500,000



- DETACHED 1930's BUNGALOW
- 1216 SQ.FT.INCL.GGE
- SITTING ROOM
- CLOSE TO TOWN & STATION
- DETACHED GARAGE & PARKING
- SCOPE TO EXTEND/REMODEL (STPP)
- TWO/THREE BEDROOMS
- KITCHEN/DINING ROOM
- 0.12 ACRE PLOT
- NO CHAIN

Description

A charming two bedroom 1930's detached bungalow requiring some updating set on a mature 0.12 acre plot situated in an cul de sac within a short walk of the the station, town centre and local schools. The property also offers a great opportunity for remodelling or enlargement (STPP), a lovely rear garden and detached single garage.

Offering over 1000 sq.ft. of flexible accommodation the hall gives way to a front sitting room with panelled wall and bay window, double bedroom, bathroom, kitchen/dining room, family room and double aspect garden room with sliding doors to the garden. The kitchen has a useful utility area with door to the garden and there are stairs to a small loft room/bedroom 2.

Outside, to the front there is block pavier driveway providing off street parking for three cars and detached single garage with pitched roof. Gated side access leads to a lovely rear garden with raised patio and steps to the lawn with boundary hedging, fencing and mature trees.

Tenure	Freehold
EPC	D
Council Tax Band	E



Situation

4 Oaks Close is set in an established residential cul-de-sac amongst similar character properties, conveniently positioned within walking distance of the town centre, Parish Church, library, Nuffield Health Fitness & Wellbeing Gym, mainline railway station and schools for all ages.

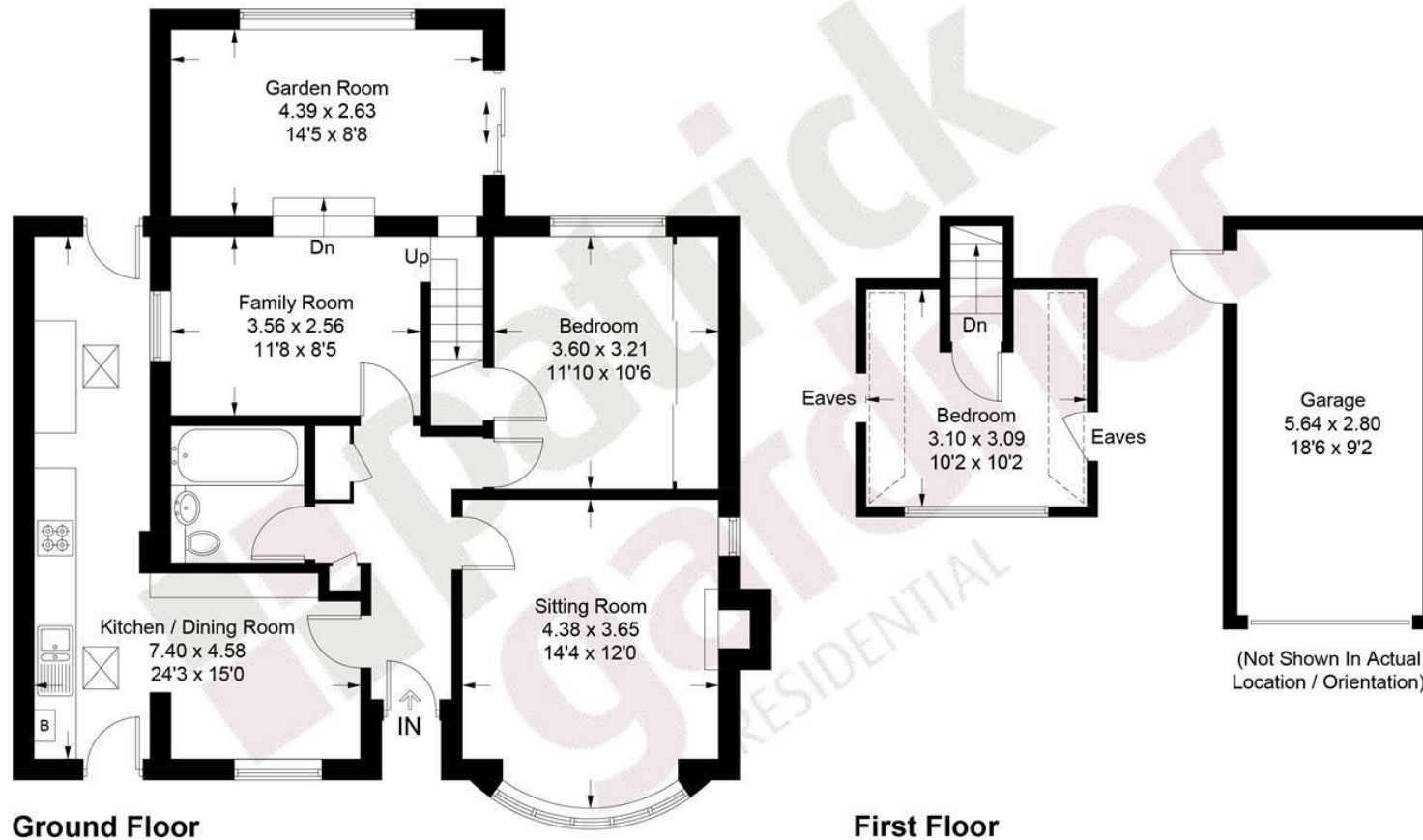
Leatherhead town centre offers a variety of shops including a Waitrose, Boots, and Sainsbury's within the part covered Swan Shopping Centre, numerous independent restaurants, boutique coffee shops and pubs. Within the area there are highly regarded both state and private schools including Therfield Secondary & Sixth Form School, St Andrews RC, St John's and Downsends Schools.

Leatherhead is well located for commuter access to London Waterloo and Victoria with regular services of just over 45 minutes. Junction 9 of the M25 at Leatherhead offers access to the motorway network being almost equidistant between Heathrow and Gatwick Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful of walking, cycling and riding pursuits at Bocketts Farm, Norbury Park, Denbies Wine Estate, and Polesden Lacy.

 = Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 97.2 sq m / 1046 sq ft
Garage = 15.8 sq m / 170 sq ft
Total = 113 sq m / 1216 sq ft



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. (ID1307801)
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