



336 Kingston Road, Leatherhead, Surrey, KT22 7QE

Price Guide £569,950



- 1930's SEMI-DETACHED HOUSE
- TWO RECEPTION ROOMS
- MODERN BATHROOM
- WALKING DISTANCE TO SCHOOLS
- WELL MAINTAINED GARDENS
- THREE BEDROOMS
- MODERN KITCHEN
- 1195 SQ.FT.
- SCOPE FOR LOFT CONVERSION
- WELL PROPORTIONED ROOMS

Description

This beautifully presented 1930's semi-detached house offers 1195 sq.ft. of well appointed accommodation whilst within walking distance of local schools, station and shops.

Stylish throughout, the ground floor accommodation comprises reception hall, sitting room with fireplace, dining room with sliding doors to the terrace and modern double aspect kitchen with integrated appliances and door to the garden. Upstairs, there are two large double bedrooms, single bedroom (currently used as a study) and family bathroom with separate shower and bath.

Outside, the front part walled garden has artificial grass, Cherry tree and path to front door. The rear garden has a terrace with steps down to the lawn with rear decking screened with wall and fencing.

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 including for older children, St Andrew's RC School and Therfield Secondary School.

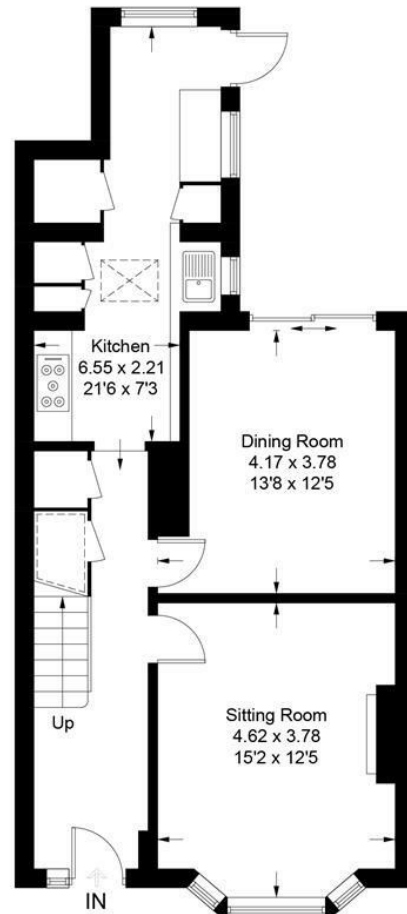
In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts farm and Epsom Downs where the famous Derby is held.



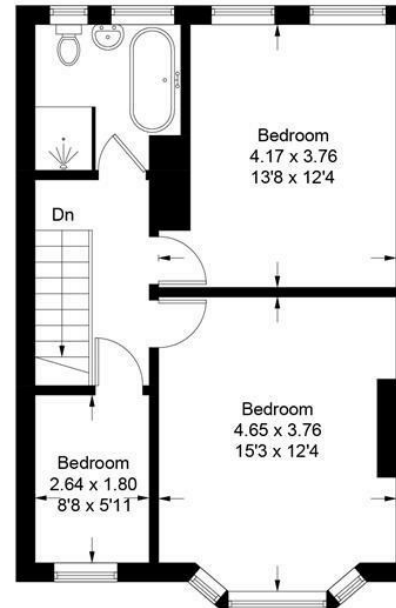
Approximate Gross Internal Area = 111.0 sq m / 1195 sq ft



 = Reduced headroom below 1.5m / 5'0"



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. (ID1231474)

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