



patrick  
gardner  
RESIDENTIAL

116 Kingston Road, Leatherhead, Surrey, KT22 7DA

Price Guide £385,000



- 2 DOUBLE BEDROOMS
- PRIVATE GARDEN
- FITTED KITCHEN
- WOOD BURNER
- CLOSE TO TOWN CENTRE

- SEMI DETACHED
- MODERNISED
- TILED BATHROOM SUITE
- EXTENDED
- CLOSE TO MAINLINE STATION

## Description

This cosy two bedroom house with private garden is situated close to the leatherhead mainline train station and town centre and is a perfect opportunity for first time buyers or downsizers.

The accommodation comprises of a convenient porch that offers space for shoes and coats, a comfortable lounge with log burner and splendid dining room with useful understairs storage cupboard. The modern fitted kitchen has quartz worktops and built in Hotpoint appliances including oven and induction hob. The family bathroom is downstairs and features an attractive suite with tiling. Upstairs are two good sized double bedrooms.

Outside there is a generous garden with a choice of a recently laid patio or decking area to sit on.

The house had a new heating system fitted in 2019.

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

## 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.

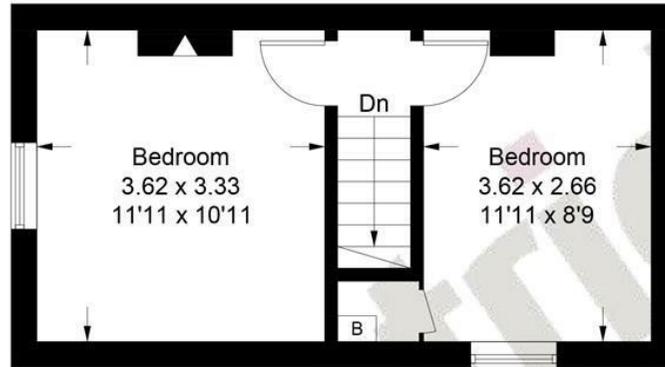
The main line railway station offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is only a two-minute drive away, providing easy access to both. Gatwick and Heathrow Airports.

The house is in the catchment area for good primary schools and there is a wide range of quality state and private secondary schooling in the general area. State schools include St Andrew's RC School and Therfield Secondary School. Private schools include St. John's in Leatherhead, Downsend Prep School, City of London Freeman's School in Ashted.

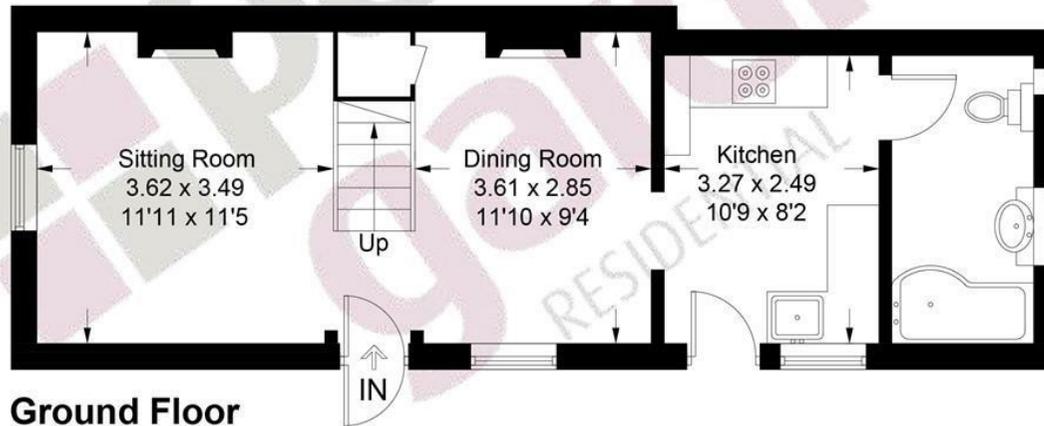
In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts farm and Epsom Downs where the famous Derby is held.



Approximate Gross Internal Area = 66.0 sq m / 710 sq ft



**First Floor**



**Ground 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. (ID1280175)

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