



17 Clinton Road, Leatherhead, Surrey,
KT22 8NU

£775,000 Freehold

Directions

From our office in Great Bookham proceed to the top of the high street turning left onto the A246 Guildford/Leatherhead Road. Proceed along at the roundabout take the 2nd exit onto Leatherhead bypass road/A24 and then at Beaverbrook roundabout take the 1st exit onto Reigate Road B2033 turning left into Clinton Road and number 17 can be found on your left hand side.

Local Authority

Mole Valley District Council Tel: 01306 885001
Council Tax Band: E

Approximate Gross Internal Area 1474 sq ft - 137 sq m

Ground Floor Area 727 sq ft – 68 sq m
First Floor Area 489 sq ft – 45 sq m
Second Floor Area 258 sq ft – 24 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

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A beautifully appointed 3 bedroom semi detached Victorian Villa offering an excellent size southerly facing rear garden situated within walking distance of Leatherhead town centre.

THE PROPERTY

Originally constructed in 1912 this delightful home has in recent years undergone an extensive programme of modernisation and redecoration enabling the property to now provide stylish accommodation as well as retaining all of its charm and character. Currently the principle accommodation consists of a large entrance hall, good size living room with a central feature fireplace and bay window to front aspect. The heart of the home can be found in the superb open plan kitchen/family/dining area with the former incorporating an excellent range of matching eye and base level units together with ample granite work surfaces, central island unit, bi-folding doors opening out onto the lovely rear garden. In addition there is also a separate utility room. To the first floor there are then 2 bedrooms and a lovely family bathroom with shower. The master bedroom suite can be found on the 2nd floor which also provides a dressing area and en-suite shower room. To the front of the property there is a lovely landscaped garden with the rear garden offering a wide paved sun terrace with brick retaining wall leading to an excellent expanse of lawn screened by mature trees and providing a children’s play area to the rear. In total the garden extends to 75ft x 18ft (22m x 5m) and benefits from a sunny aspect.



SITUATION

The property is located within walking distance of Leatherhead town centre which provides a comprehensive range of shopping facilities including The Swann Shopping Centre, Theatre, Waitrose local and Nuffield Health Club. The mainline railway station offers a fast and frequent service North to London Terminal and there are separate branch lines to Dorking & Guildford. The M25 can be reached at junction 9 Leatherhead giving good motorway access to both Heathrow & Gatwick airports. There are excellent State and Private Schools including St Johns in Leatherhead, Downsends Prep School, City of London Freemans School in Ashted and State Schools including St Andrews RC School and Therfield Secondary School. Also close by is acres of greenbelt countryside much of which is National Trust owned providing some delightful views and walks.

