



Roseholm, 7 Orchardleigh, Leatherhead, Surrey, KT22 8NF

Price Guide £1,100,000



- DETACHED 4 BEDROOM HOUSE
- NO ONWARD CHAIN
- DOUBLE ASPECT SITTING ROOM
- KITCHEN AND SEPARATE UTILITY
- TWO SINGLE GARAGES
- HIGHLY CONVENIENT LOCATION
- ENTRANCE HALL
- DINING ROOM
- 4 BEDROOMS & FAMILY BATHROOM
- LOVELY GARDENS

Description

Set on a bold corner plot fronting Orchardleigh/St Nicholas Hill, this 4 bedroom detached house although dated is presented in tidy order and is available to move into now.

Offering the potential to be extended and positioned in a sought after location within a short walk of the town centre, there is ample off road parking which set to the front of the two single garages.

On the ground floor there is an entrance hall, cloakroom, a double aspect sitting room and separate dining room. The kitchen overlooks the rear garden and there is an adjoining utility room with door outside. Upstairs, there are four bedrooms and a bathroom.

There are two garages (one of which is integrated) whilst the other is detached. The gardens are well stocked and have been lovingly maintained.

Situation

Leatherhead offers excellent state and private schooling including St John's School and Downsend School whilst at nearby Mickleham is Box Hill School.

Leatherhead offers excellent mainline commuter access to London Waterloo/Victoria - just over 45 minutes whilst j.9 of the M25 at Leatherhead provides access to the national motorway network being almost equidistant between Heathrow and Gatwick International Airports.

Much of the general area is Green Belt countryside, some of which is National Trust owned with Epsom Downs (home of the Derby) being just 15 minutes drive and Headley Heath is just 10 minutes away. There are numerous golf course nearby including Tyrrells Wood at Leatherhead, the RAC Country Club at Epsom and Effingham Golf Club at Effingham.

Tenure

Freehold

EPC

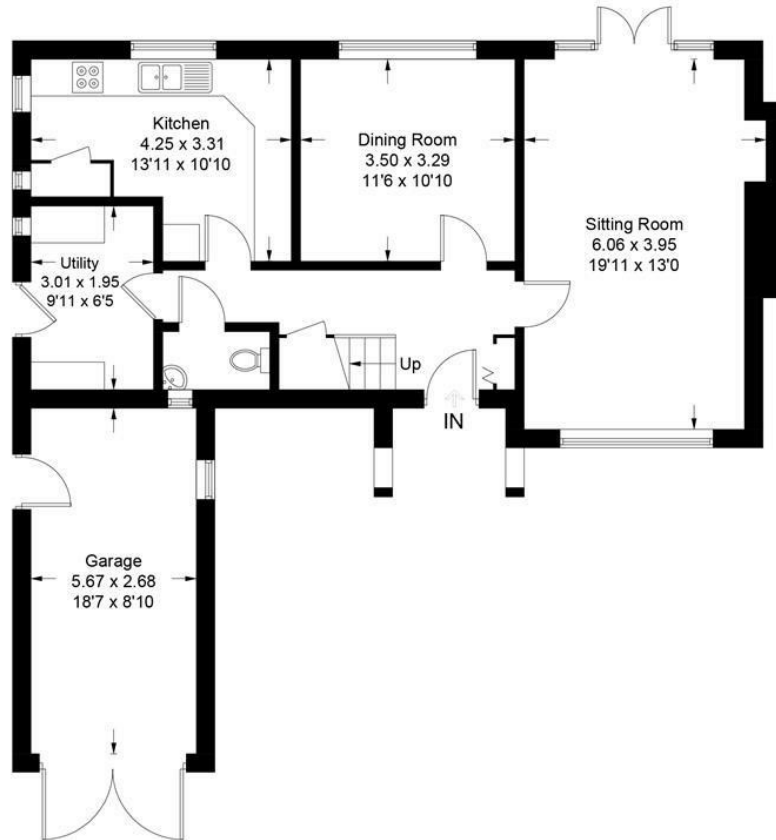
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Council Tax Band

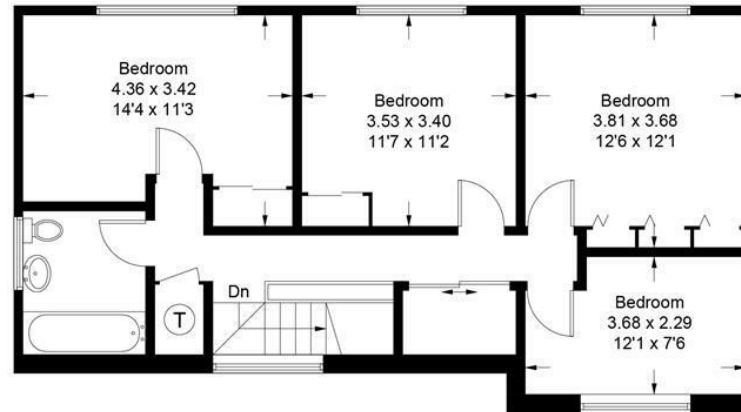
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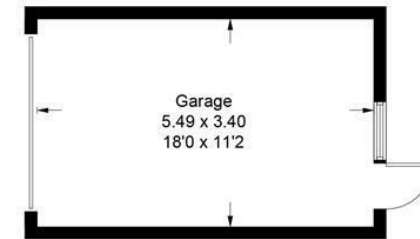
Approximate Gross Internal Area = 134.1 sq m / 1443 sq ft
 Garages = 34.4 sq m / 370 sq ft
 Total = 168.5 sq m / 1813 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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. (ID925513)

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