



66 Upper Fairfield Road, Leatherhead, KT22 7HS

Price Guide £599,950





- IMPRESSIVE EDWARDIAN HOUSE
- 26' SITTING/DINING ROOM
- 13' BATHROOM
- DOUBLE GLAZING & 2018 GAS BOILER
- RESIDENTS PERMIT PARKING
- 1207 SQ.FT
- SUPERB KITCHEN + UNDERFLOOR HEATING
- THREE DOUBLE BEDROOMS
- LOVELY 40' LANDSCAPED GARDEN
- SHORT WALK TO TOWN & STATION

## Description

An impressive Edwardian mid terrace house which has been tastefully decorated and well maintained by the current owners.

The property was extended in 2014 and now has the benefit of a loft conversion which provides a double bedroom with study recess and under eaves storage extending over the bathroom. With 1,207 sq ft of accommodation, double glazing and gas central heating (2018 boiler), features include a 26' through lounge/dining room with period cast iron fireplace, recently fitted kitchen with light grey shaker style cabinets, integrated appliances, quartz worktops and underfloor heating, 3 double bedrooms and 13' bathroom with white 4 piece suite and heated mirror feature.

Externally are 40' (plus two patio areas) rear garden with south-east facing aspect, recently landscaped. Rear gate providing useful access to Linden Road.

Residents permit parking available (£80 p.a. 1st car and £100 p.a. 2nd car)

<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	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. Private schools include St. John's in Leatherhead, Downsland School, City of London Freeman's School in Ashted and state schools include St Andrew's RC School and Therfield Secondary School, both in Leatherhead.

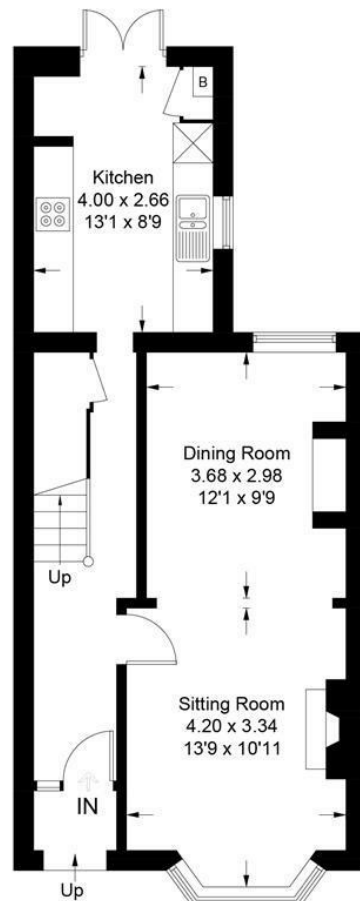
In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts farm and Epsom Downs where the famous Derby is held.



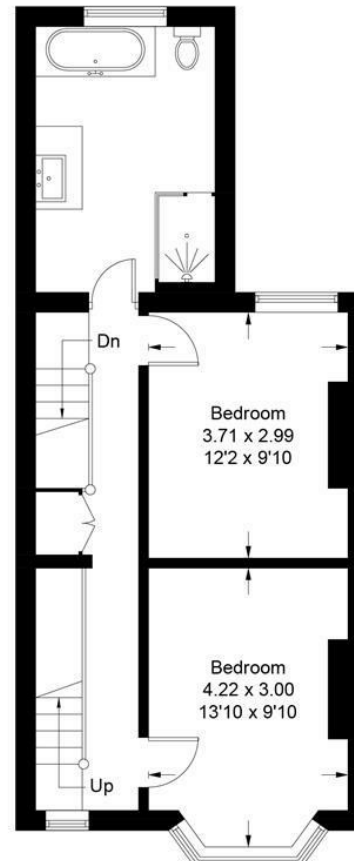


Approximate Gross Internal Area = 112.1 sq m / 1207 sq ft

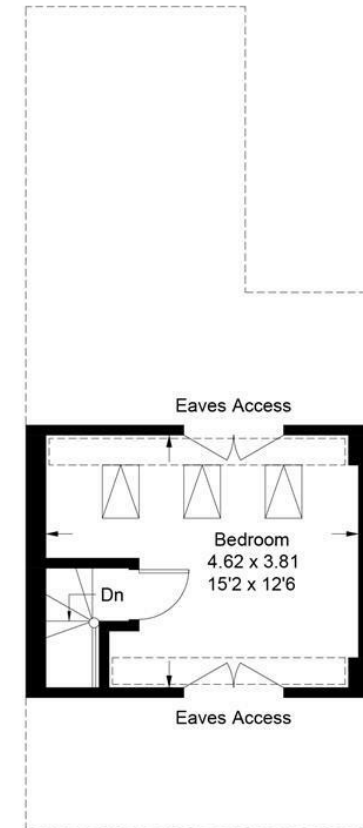
 = Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First Floor**



**Second 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.

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