



58 Upper Fairfield Road, Leatherhead, Surrey, KT22 7HS

Price Guide £549,950



- MID TERRACED EDWARDIAN HOME
- NO ONWARD CHAIN
- SOUTH EASTERLY FACING REAR GARDEN
- SPACIOUS DOUBLE ASPECT KITCHEN
- CLOSE TO STATION & SHOPS
- POTENTIAL TO CREATE 3/4 BEDROOMS
- 2 BEDROOMS & 2 RECEPTION ROOMS
- FIRST FLOOR BATHROOM
- DOUBLE GLAZED & GAS FIRED HEATING
- RESIDENT'S PARKING AVAILABLE

Description

This attractive mid terraced Edwardian home is situated in a highly convenient location being just a short walk from the town centre and station.

Presently, the accommodation comprises a reception hall, spacious kitchen, 2 separate reception rooms, 2 double bedrooms and a first floor bathroom. Architectural drawings undertaken by the current owner demonstrate that there is a genuine opportunity to remodel the property to create a downstairs cloakroom, large double aspect living space, 3 bedrooms with family bathroom and an ensuite; or 4 bedrooms and family bathroom. Drawings and structural calculations can be made available to a new owner.

Many of the original period features have been retained and add to the character of this desirable home which also benefits from double glazing throughout as well as gas fired heating via radiators.

Externally there is an attractive south easterly facing rear garden with rear pedestrian access.

On street residents' parking is available which for the year from 1st April 2023 is £80 for the 1st car and £100 for the 2nd car.

N.B. We are required under the Estate Agents Act 1979 and the provisions of the Information Regulations 1991 to point out that the client we are acting for in the sale of this property is a connected person' as defined by that Act.

Situation

Upper Fairfield Road is located close to the town centre being within 5 minutes' walk from the town centre where there are a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose Local in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is located on the edge of the town at Fetcham Grove.


The main line railway station, also about 5 minutes' walk, offers fast and frequent services north to London terminal and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is north of Leatherhead and provides access to the national motorway network together with Gatwick and Heathrow International Airports.

Both state and private schools are within walking distance.

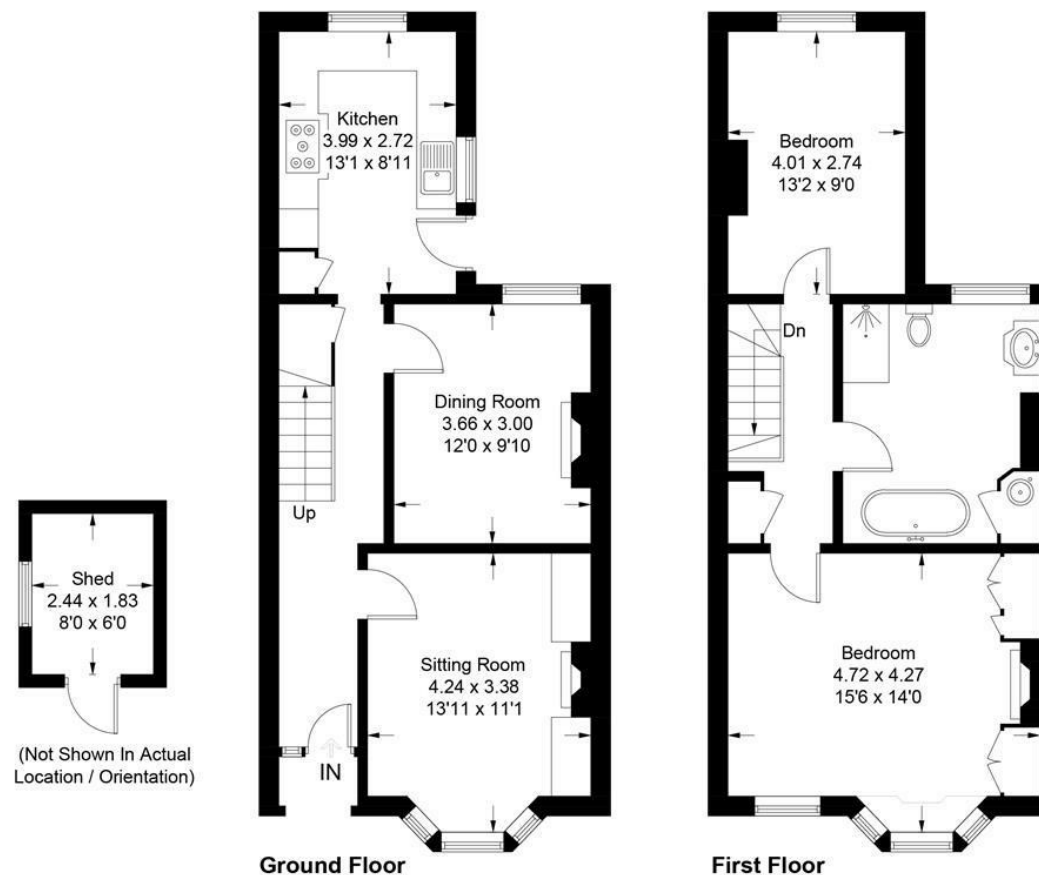
In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned.

Tenure	Freehold
EPC	D
Council Tax Band	D



 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 95.6 sq m / 1029 sq ft
 Shed = 4.7 sq m / 50 sq ft
 Total = 100.3 sq m / 1079 sq ft



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. (ID946567)
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