



284 Kingston Road, Leatherhead, Surrey, KT22 7QD

Price Guide £479,950





- VICTORIAN SEMI-DETACHED HOUSE
- SITTING ROOM
- TWO BATHROOMS
- GARDEN + BRICK STORE
- SHORT WALK TO SCHOOLS & SHOPS
- THREE BEDROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- MODERN BOILER
- OFF STREET PARKING
- SMALL UTILITY ROOM



## Description

This well appointed, modern three bedroom Victorian Semi-Detached house offers 914 sq.ft. of modern accommodation whilst ideally set on this corner plot close to local schools and shops.

The front doors leads to a small hallway with coats hanging space with door leading to a splendid kitchen/dining room featuring large central island, integrated appliances, space for dining table, bi-folding doors to the garden and door to a useful utility room with adjoining shower room & w.c.. A return door from the kitchen leads to the sitting room featuring a parquet floor and open tread staircase to first floor.

Upstairs, there is a spacious master bedroom with neat walk-in wardrobe, a second double bedroom and a good sized single bedroom which is currently used as a home office. The upstairs also features a modern family bathroom.

Outside, there is an attractive frontage and rear double garden gates leading a hard standing providing off street parking. The rear garden is well maintained and comprises a rear terrace with low retaining walls with steps to the lawn and garden shed.



## Situation

Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose 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 is 10-15 minutes walk 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 north of Leatherhead and provides access to the motorway together with 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 Prep School, City of London Freeman's School in Ashted and state schools include St Andrew's RC School and Therfield Secondary School.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. Nearby is Epsom Downs where the famous Derby is held.

Tenure	Freehold
EPC	D
Council Tax Band	D

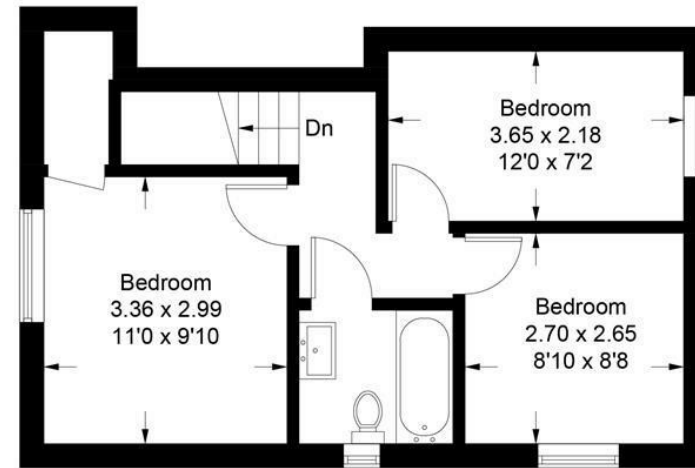
Approximate Gross Internal Area = 84.9 sq m / 914 sq ft



 = Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First 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. (ID1175124)