



**Hartfield Road, Leatherhead, Surrey, KT22 0AR**

**Offers in the Region Of £550,000 Freehold**

## Hartfield Road, Leatherhead, Surrey, KT22 0AR



- FOUR YEAR OLD SEMI DETACHED HOUSE
- PRIME CUL DE SAC POSITION
- HIGH SPECIFICATION
- 3 BEDROOMS
- LARGE LOUNGE/DINING ROOM
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- GROUND FLOOR CLOAKROOM
- 2 OFF ROAD PARKING SPACES
- SOUTH-WEST FACING REAR ASPECT
- HALF A MILE FROM THE STATION

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### The Property

Built in 2018 by Bewley Homes, this superb modern property offers well appointed and spacious accommodation and is located in a cul de sac position just half a mile from Leatherhead station.

Tastefully decorated and with double glazing and gas central heating, the layout includes a spacious lounge/dining room with French doors to the garden, cloakroom and fitted kitchen with integrated appliances including oven, hob, fridge/freezer and dishwasher.

On the first floor are 3 excellent bedrooms, two with built in wardrobes and bathroom with white suite and over bath shower.

Externally are two parking spaces to the front and 26' South-West facing rear garden.

Service Charge - £250 pa (Maintenance and Lighting for road)

6 Year Unexpired Warranty

EPC **B** & Council Tax Band **E**

### Situation

Leatherhead town offers a comprehensive range of shopping facilities including the partly covered 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 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 national motorway network together with Gatwick and Heathrow International Airports.

There is a wide range of quality private and state schooling in the general area. Private schools include St. John's in Leatherhead, Downsends 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.

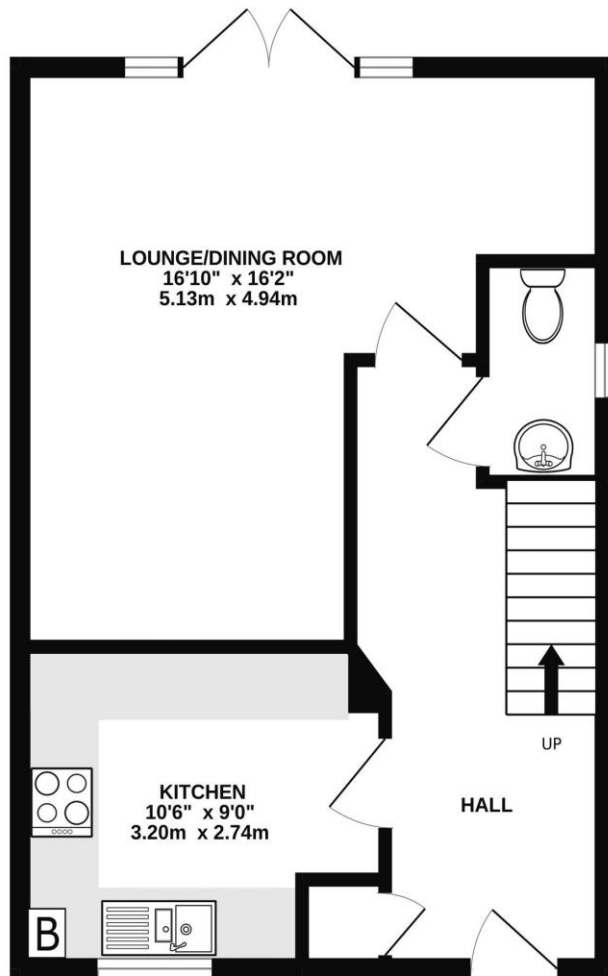
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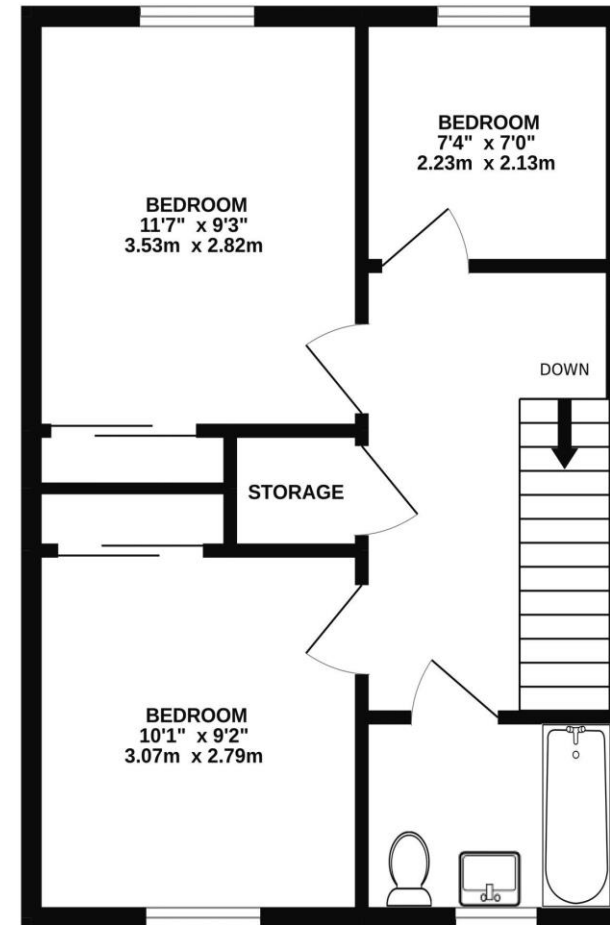




GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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