



31 Copthorne Road, Leatherhead, KT22 7ED

Price Guide £595,000



- THREE STOREY VICTORIAN HOUSE
- 3 BEDROOMS
- BEAUTIFUL 19' KITCHEN/BREAKFAST ROOM
- MASTER BEDROOM WITH JULIET BALCONY
- ATTRACTIVE 65' GARDEN
- STUNNING INTERIOR
- 2 BATHROOMS
- USEFUL UTILITY ROOM
- LOUNGE WITH WOOD BURNING STOVE
- OFF ROAD PARKING FOR 2 CARS

Description

This superbly appointed Victorian semi detached house has been extended and improved to an exceptional standard throughout.

Over three storeys, the spacious interior includes a beautiful 19' kitchen/breakfast room with quality fitted cabinets, quartz worktops, built in oven/hob and bi-fold doors onto the garden.

Also on the ground floor are a useful utility room, new combi gas central heating boiler installed in 2021 with wireless thermostat, cloakroom/WC and lounge with bay window and wood burning stove.

There is a double and single bedroom on the first floor, shower room and then stairs to the second floor which includes the master bedroom, spacious en-suite bathroom which includes a shower/bath and dressing area with french doors to Juliet balcony which enjoys views over allotments to the rear.

Externally there is off road parking for two cars and a lovely 65' lawned rear garden with a paved patio installed in 2023. There are also EV charging points in the road.

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, Downsend School, City of London Freemen's School in Ashtead 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.

Tenure

Freehold

EPC

C

Council Tax Band

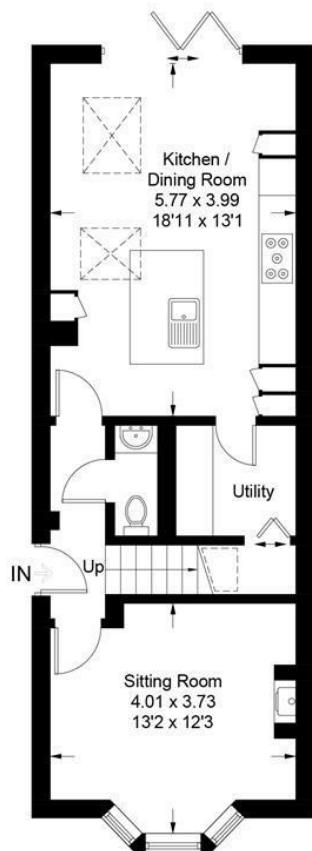
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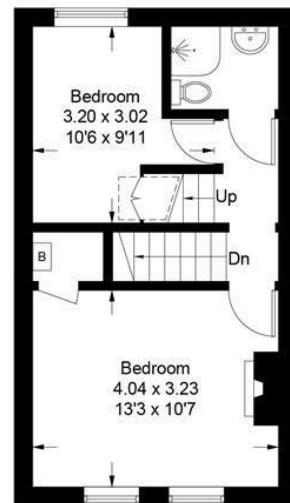


= Reduced headroom below 1.5m / 5'0"

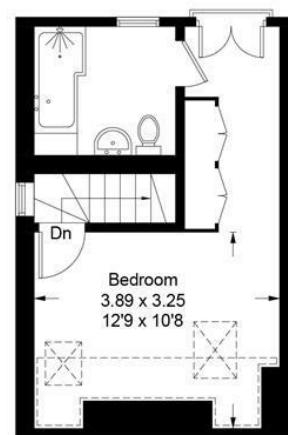
Approximate Gross Internal Area = 105.7 sq m / 1138 sq ft



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. (ID1067824)

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