

28 Randalls Road, Leatherhead, KT22 7TQ

Price Guide £699,950









- DETACHED HOUSE (1665 SQ FT)
- EXTENDED
- SOUTH WEST FACING GARDEN
- PRIVATE DRIVE
- APPROX 0.3 MILES TO MAINLINE STATION
- 4 BEDROOMS
- DOWNSTAIRS WET ROOM
- NO CHAIN
- 3 RECEPTION ROOMS
- SOLAR PANELS

Description

Built in the 1930's and later extended, this 4 bedroom detached house in Leatherhead offers a fantastic opportunity for families who need to be close to good schools and a mainline train station with direct routes to London.

The accommodation includes a welcoming entrance hall with space for shoes and coats, converted garage room that's now a wet room and downstairs bedroom/study, family room with bay window, spacious sitting room (15'10 x 15'3), cloakroom WC and extended kitchen/dining room. There is also a storage cupboard that's accessed from outside the property which could be incorporated into the internal accommodation.

Upstairs there are 4 good sized bedrooms with built in storage in the principal and all are served by the family bathroom and separate toilet. The rear bedrooms have lovely views towards The River Mole.

Externally, there is a generous rear garden with patio area an a private driveway at the front with space for 2 cars.

Other features include solar panels and gas central heating.

Tenure	Freehold
EPC	D
Council Tax Band	F

Situation

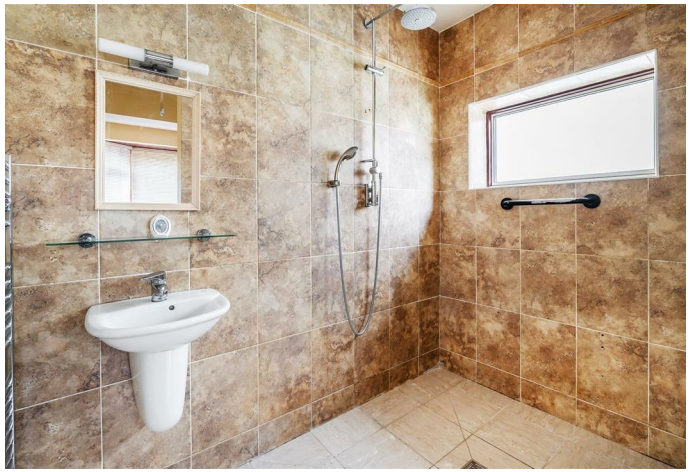
Located on Randalls Road this property is within walking distance of the town centre, Waitrose, Parish Church, Nuffield Health Fitnesss & Wellbeing Gym and mainline station

Leatherhead town centre offers a variety of shops including a Boots, WH Smith and Sainsbury's in the part covered Swan Shopping Centre. The town offers a wide variety of quality independent restaurants and coffee shops. Within the area there are highly regarded both state and private schools including in Leatherhead St John's School and Downsend School whilst at nearby Mickleham is Box Hill School.

Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful of outdoor activities at Bocketts Farm, Denbies Wine Estate, and Polesden Lacey. Epsom Downs (home of the famous Derby horse race) is within 15 minutes drive and Headley Heath is just 10 minutes away.

There are also a number of traditional pubs serving excellent food and drink in Leatherhead as well as nearby towns such as Mickleham, Cobham and Bookham.







= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 154.7 sq m / 1665 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. (ID1291049)

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