20 Parr Close, Leatherhead, KT22 7HD

Price Guide £409,950

- SEMI-DETACHED BUNGALOW
- SITTING/DINING ROOM
- SOUTH WEST FACING GARDEN
- SUMMERHOUSE / HOME OFFICE
- SHORT WALK TO STATION & TOWN
- TWO BEDROOMS
- KITCHEN
- GARAGE + WORKSHOP
- OFF STREET PARKING
- NO CHAIN

Description

This semi-detached bungalow is situated at the head of a small residential cul-de-sac whilst enjoying off street parking and south west facing garden.

Offered with no onward chain, the accommodation comprises entrance hall with coats cupboards, sitting/dining room with adjoining fitted kitchen and an inner hall leading to bedroom two and bedroom one with rear door to the garden.

Outside, a block pavier driveway provides off street parking, gated side access leads to a detached single garage with separate workshop to the rear. The garden has a South Westerly aspect, is hard landscaped and enjoys a summerhouse with power which would be ideal as a home office.

Tenure	Freehold
EPC	C
Council Tax Band	D

Situation

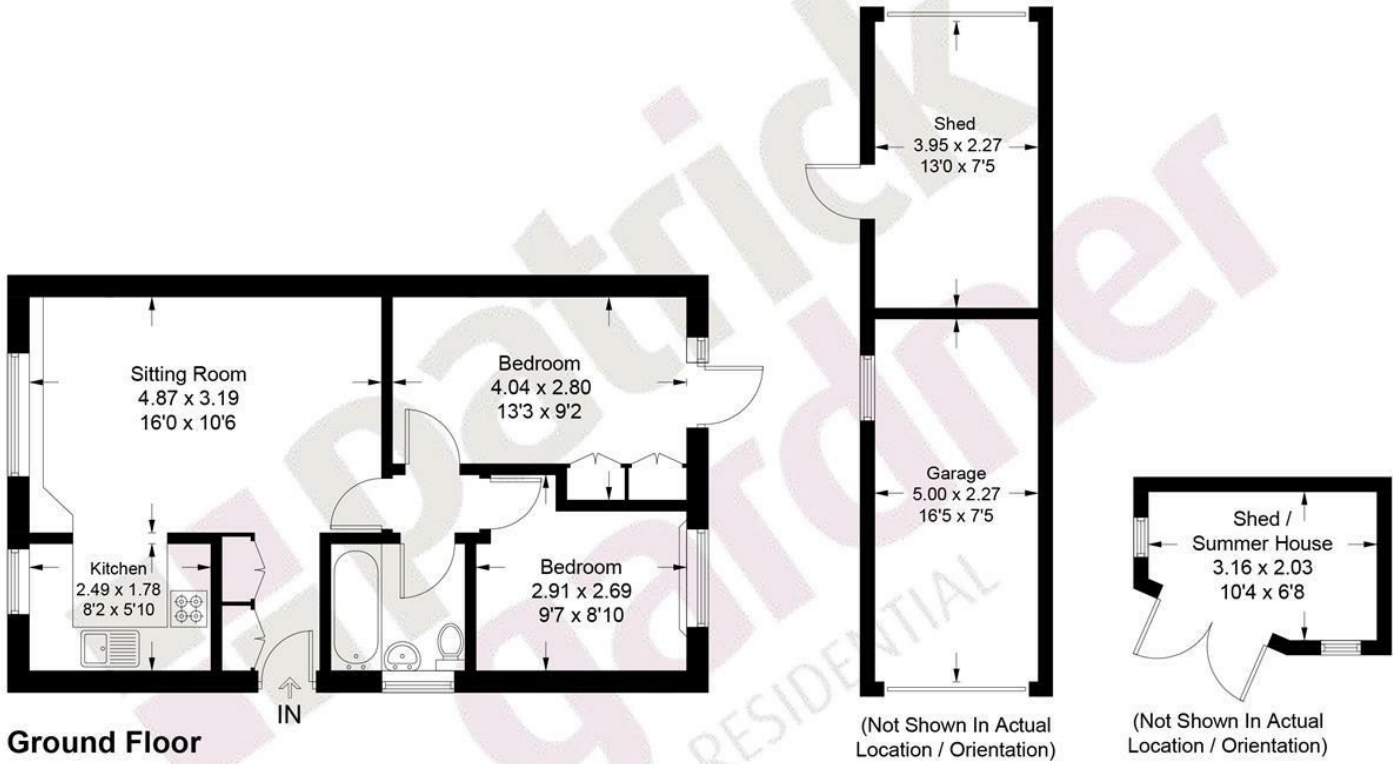
Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose Local and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town.

The main line railway station is just 10 minutes walk and 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. State schools include St Andrew's RC School and Therfield Secondary School, both in Leatherhead. Private schools include St. John's in Leatherhead, Downsend Prep School.

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, Denbies Wine Estate and Epsom Downs where the famous Derby is held.

Approximate Gross Internal Area = 46.9 sq m / 505 sq ft
Outbuildings = 26.1 sq m / 281 sq ft
(Including Garage)
Total = 73.0 sq m / 786 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. (ID1334820)

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