



**patrick  
gardner**  
RESIDENTIAL

Highbury House Woodvill Road, Leatherhead, KT22 7BP

Price Guide £799,995



- DETACHED FAMILY HOUSE
- FOUR BEDROOMS
- TWO BATHROOMS
- REAR GARDENS
- DRIVEWAY AND GARAGE
- 1771 SQ.FT. INCL. GGE
- THREE RECEPTION ROOMS
- KITCHEN BREAKFAST ROOM
- SHORT WALK TO SCHOOLS & STATION
- NO CHAIN

## Description

This delightful four bedroom detached house has been owned since new and offers 1771 sq.ft. inc. gge of well proportioned accommodation whilst set in a cul-de-sac just a short walk to the station and local schools.

Built in 1993 by a local builder of repute, the accommodation comprises a hexagonal reception hall with cloakroom giving way to three reception rooms including a double aspect sitting room, dining room with bay window and study. The kitchen and breakfast room is well appointed with integrated appliances, breakfast area with doors to the gardens and separate utility room.

Upstairs, the principal bedroom has a range of fitted wardrobes and ensuite bathroom, there are two further double bedrooms each with fitted wardrobes, good sized single bedroom and family bathroom with separate shower and bath.

Outside, a gravel driveway provides off street parking and leads to a single garage with up and over door. Gated side access leads to the rear garden with patio and lawn bordered with mature hedging and trees.

Conveniently for a purchaser there is no forward chain.

## 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.

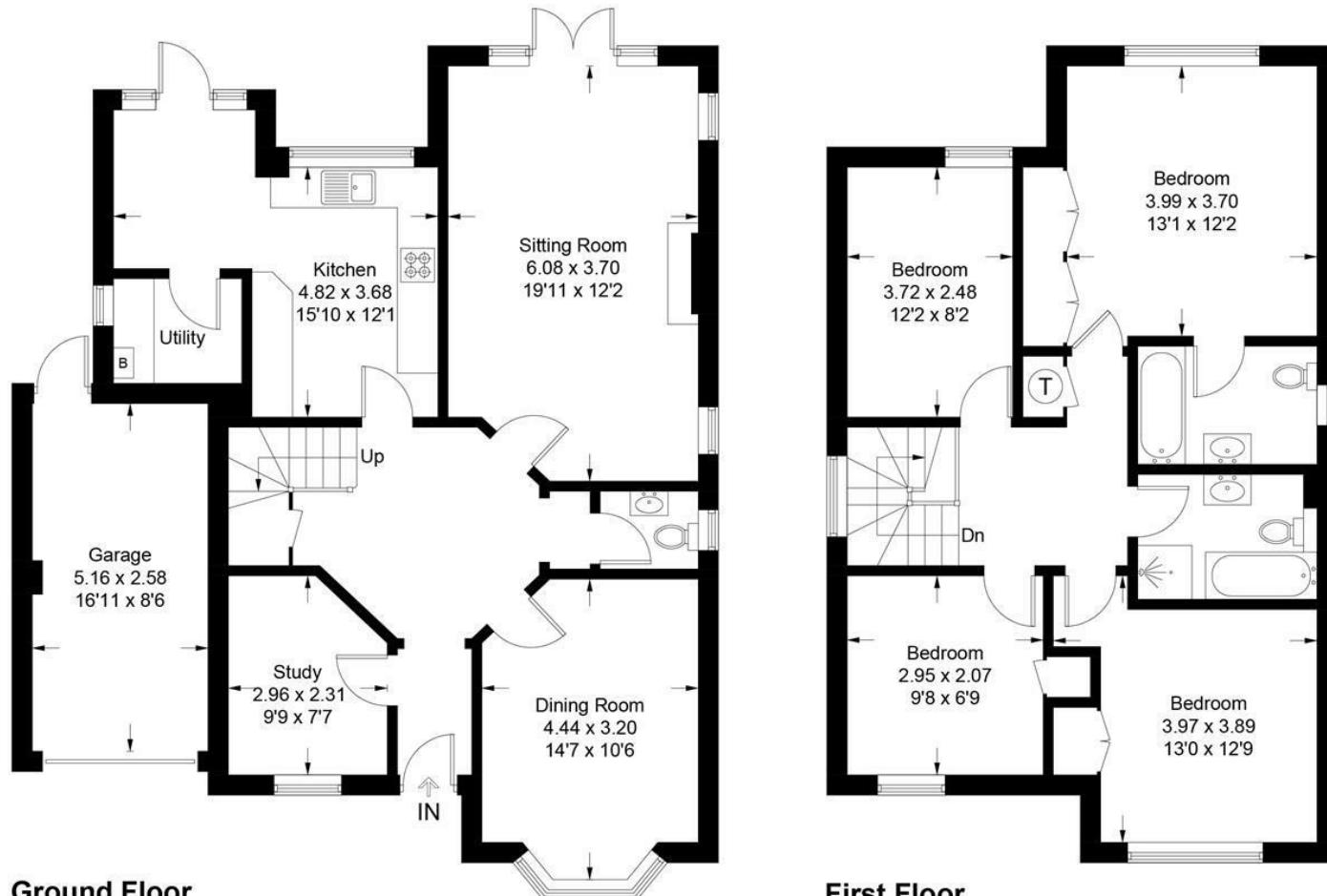
There is a wide range of quality private and state schooling in the general area. Private schools include St. John's in Leatherhead, Downsend Prep School, City of London Freemen's School in Ashtead and state schools include St Andrew's RC School and Therfield Secondary School.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. Polleden Lacey, Denbies Wine Estate, Bocketts Farm and Norbury Park provide exceptional family outdoor entertainment.

<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	G



Approximate Gross Internal Area = 151.1 sq m / 1626 sq ft  
 Garage = 13.5 sq m / 145 sq ft  
 Total = 164.6 sq m / 1771 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. (ID1099269)

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