



**patrick
gardner**
RESIDENTIAL

19 Falcon Wood, Leatherhead, KT22 7TF

Offers Invited £650,000



- SEMI-DETACHED FAMILY HOUSE
- OPEN PLAN KITCHEN BREAKFAST ROOM
- UTILITY ROOM
- HALF GARAGE/STORE
- SHORT WALK TO STATION & SCHOOLS
- FOUR BEDROOMS
- TWO BATHROOMS
- SITTING/DINING ROOM
- CONSERVATORY
- CUL-DE-SAC

Description

This four-bedroom family home, set at the head of a popular residential cul-de-sac within a short walk of Leatherhead's mainline railway station and local schools, has been remodelled on the ground floor to create a modern open plan layout.

A covered porch leads to the entrance hall with coats hanging space and downstairs cloakroom. The double aspect kitchen dining room features an excellent range of cabinets and drawers, integrated appliances, space for large dining table and is open plan to a lovely sitting room with fireplace and sliding doors to the conservatory/gym. An internal door from the hall leads to a separate utility room (partly converted from garage).

Upstairs, the master bedroom has range built in wardrobes and luxury en suite shower room, bedrooms two and three are both doubles whilst bedroom 4 is a good sized single, all served by a stylish family bathroom.

Outside, a block paved driveway provides off street parking for two cars with side gate and part slate path to a landscaped rear garden incorporating a patio, lawn, raised decking and garden shed.

Situation

Falcon Wood is located within walking distance of the town centre and station, Nuffield Health Fitness & Wellbeing Gym and river walks.

Leatherhead town centre offers a variety of shops including a Waitrose, Boots, WH Smith and Sainsbury's Supermarket in the part covered Swan Shopping Centre. The town centre itself offers a wide variety of boutique coffee shops, restaurants and pubs. 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. 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 opportunities for walking, cycling and horse riding. Other outdoor family pursuits on the doorstep include Polesden Lacy, Denbies Wine Estate, Bocketts Farm and Norbury Park.

Tenure

Freehold

EPC

C

Council Tax Band

F



Approximate Gross Internal Area = 131.1 sq m / 1411 sq ft
Store = 5.7 sq m / 61 sq ft
Total = 136.8 sq m / 1472 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. (ID724253)

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1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 Email: leatherhead@patrickgardner.com
www.patrickgardner.com

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