30 Church Road, Leatherhead, Surrey, KT22 8BD

Price Guide £425,000

- EXTENDED VICTORIAN COTTAGE
- SITTING ROOM
- BATHROOM
- 60' REAR GARDEN
- PERIOD FEATURES
- TWO DOUBLE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- PRIME LOCATION
- SHORT WALK TO TOWN & RIVER
- NO CHAIN

Description

This charming end of terrace Victorian cottage with brick elevations and slate roof is situated in a prime residential location whilst enjoying an attractive 60' rear garden.

A small entrance lobby leads to a sitting room with view over the church and a fireplace (not currently in use). A return door leads to the inner hall with door to the bathroom and stairs to first floor. The kitchen breakfast room enjoys views over the rear garden, has space for breakfast table, built in oven with hob, fitted cabinets and sliding doors to the rear garden.

From the inner hall stairs lead to the landing with two double bedrooms

Outside, the 60' rear garden incorporates a patio, lawn with retaining walls, mature trees and plants.

Conveniently for a purchaser there is no onward chain.

Tenure	Freehold
EPC	E
Council Tax Band	D

Situation

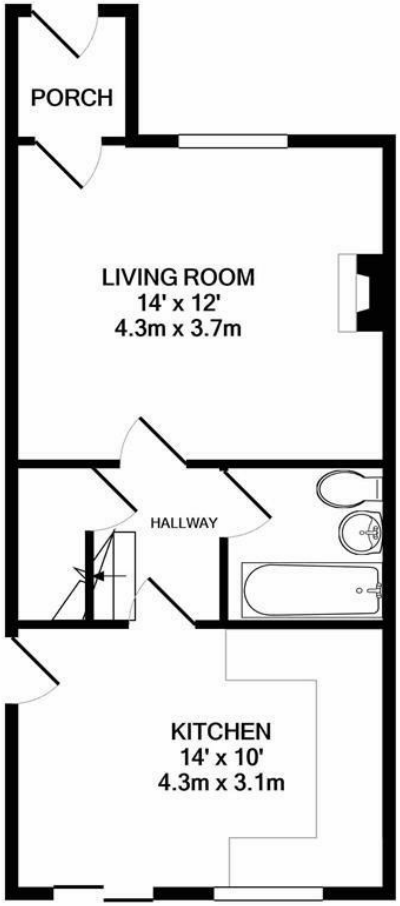
The property is ideally located in a residential road within few minutes walk of the town centre, Parish Church, Library, River and Nuffield Health Fitnesss & Wellbeing Gym.

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

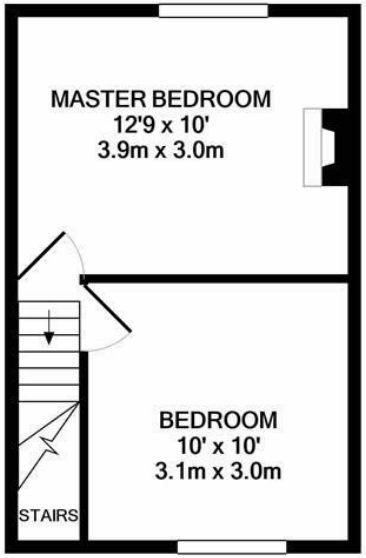
Leatherhead is well located for commuter access to London Waterloo and Victoria with regular services of just over 45 minutes.

Junction 9 of the M25 at Leatherhead offers access to the motorway network being almost equidistant between Heathrow and Gatwick International 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. Epsom Downs (home of the famous Derby horse race) is within 15 minutes drive and Headley Heath is just 10 minutes away.



GROUND FLOOR
APPROX. FLOOR
AREA 414 SQ.FT.
(38.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 254 SQ.FT.
(23.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 668 SQ.FT. (62.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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