



4 Boleyn Walk, Leatherhead, Surrey, KT22 7HU

Price Guide £510,000





- MAINLINE STATION (10 MINS WALK)
- DRIVEWAY
- FITTED KITCHEN
- POTENTIAL TO EXTEND (STPP)
- SUNNY REAR GARDEN
- SEMI-DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- OUTSIDE DECKING AREA
- THREE BEDROOMS & FAMILY BATHROOM
- CLOSE TO TOWN

## Description

This 3 bedroom semi-detached family home is located in a quiet no through road being within walking distance of the main line railway station, local schools and nurseries.

The accommodation comprises of an entrance hall into the living room with stairs to first floor. The carpeted Living Room has a fireplace and there is a wide arch into the dining room off which is a modern Kitchen. The kitchen has a range of base cupboards and wall mounted units and there are fitted/free standing appliances including an oven and electric hob. A door from the Kitchen leads to the Rear Garden.

On the first floor there are 3 bedrooms (2 with built-in wardrobes) and a modern Bathroom with white suite, the bath for which has a combined mixer tap/wall mounted shower attachment.

A Worcester Bosch boiler supplies the hot water cylinder and central heating via radiators.

Outside to the front there is off road parking and potential to create a car port/garage if desired. The Rear Garden has a sunny Westerly aspect and offers a decking area and raised flower beds.

## Situation

Boleyn Walk is within walking distance of the town centre, River Mole, Waitrose, Parish Church, Nuffield Health Fitness 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.

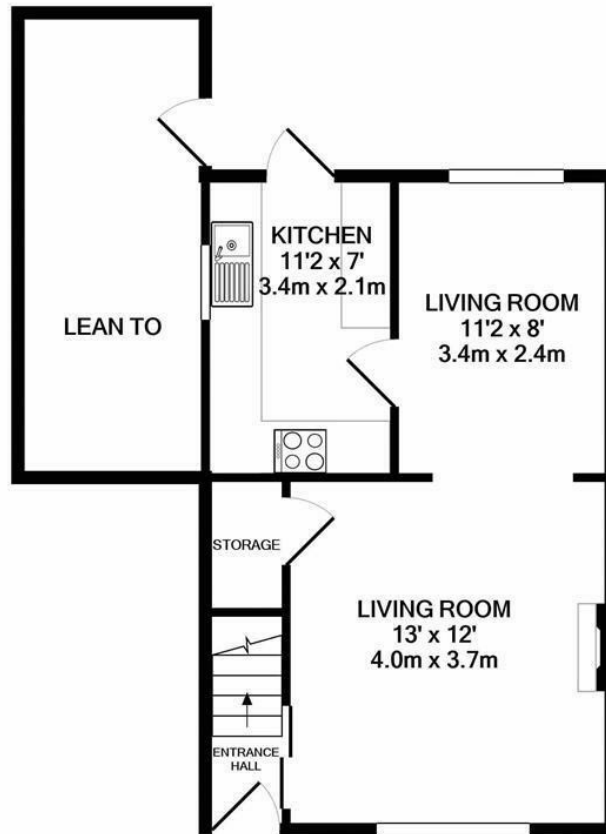
Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned ideal for walking, cycling and riding. There is plentiful outdoor pursuits for families at Bocketts Farm, Norbury Park, Denbies Wine Estate and Polesden Lacy.

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







GROUND FLOOR  
APPROX. FLOOR  
AREA 482 SQ.FT.  
(44.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 363 SQ.FT.  
(33.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 844 SQ.FT. (78.4 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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