



**patrick
gardner**
RESIDENTIAL

58 Windfield, Leatherhead, Surrey, KT22 8UQ

Price Guide £549,950



- MODERN 3 BEDROOM HOUSE
- POTENTIAL TO CREATE MORE SPACE
- FITTED KITCHEN WITH OVEN/HOB
- LUXURY BATHROOM
- SOUTHERLY SECLUDED GARDEN
- PRIME CORNER POSITION
- NEW CARPET THROUGHOUT
- 3 DOUBLE BEDROOMS
- INTEGRAL GARAGE
- CLOSE TO THE HIGH STREET

Description

Located in a quiet cul de sac and occupying a corner position, this modern 3 bedroom house provides spacious 3 double bedroom accommodation and has the further potential to extend to the side.

Entrance is via a porch leading to an entrance hall with cloakroom/W.C and internal door to the garage, which also has the potential to convert into an additional reception room if preferred. There are two reception rooms adjoining each other, sliding patio doors to the garden and a modern fitted kitchen which the current owner has re-modelled to include a small breakfast bar.

On the first floor are 3 double bedrooms and a recently modernised and superbly appointed bathroom.

Externally the lovely rear garden measures approximately 35' x 25', is paved and lawned and has a sunny southerly aspect which offers a high degree of seclusion. To the front, there is driveway parking and the front garden could be made into further off road parking.

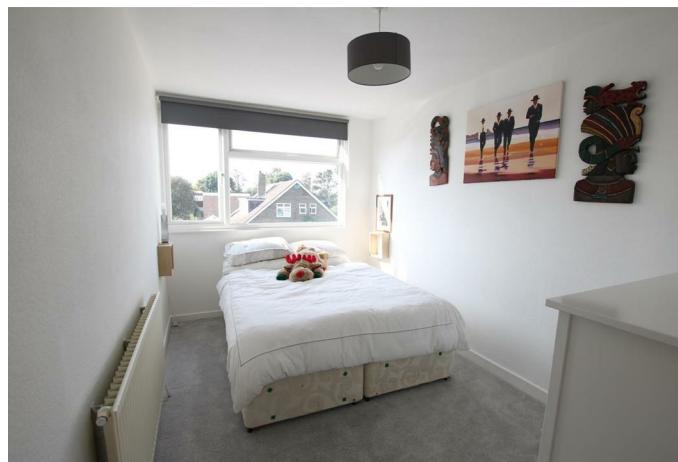
Situation

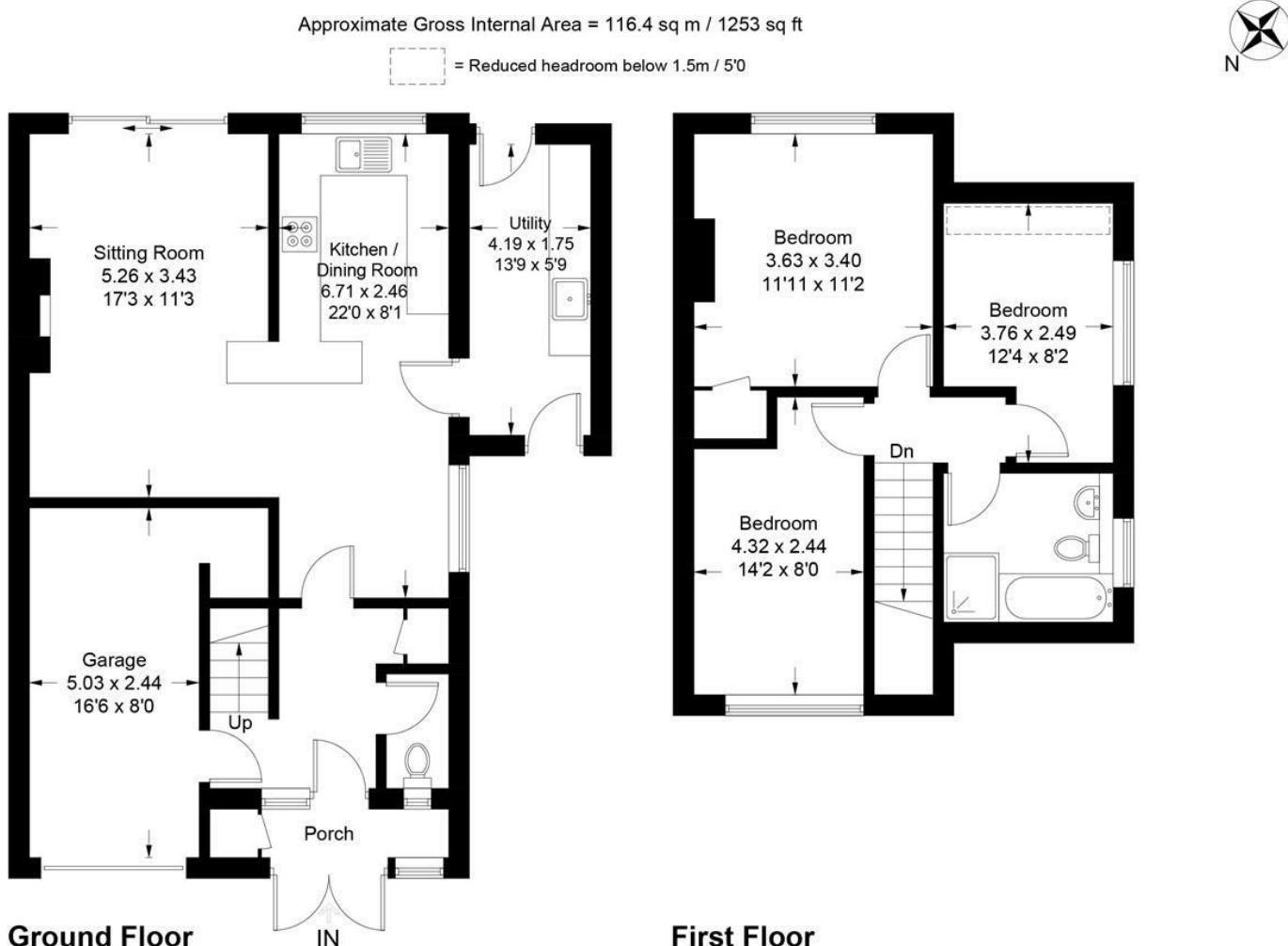
Leatherhead town centre includes a Waitrose Local, a choice of restaurants, cafes and Theatre (shows films as well), farmers market and the part covered Swan Shopping Centre which includes a Sainsbury and WH Smith.

Located within Church Street is the town's Library and further along on the corner of Church Road/Church Street is St Mary's Parish Church. On The Crescent there is private members Nuffield Health Fitness and Wellbeing Gym which includes a pool.

Junction 9 of the M25 can be found just over a mile away and Gatwick and Heathrow International Airports are within easy reach. The mainline railway station is about 10 minutes walk away offers services to London Waterloo, Victoria and London Bridge as well as south to Guildford.

Tenure	Freehold
EPC	D
Council Tax Band	E





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. (ID994052)

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