



28 Minchin Close, Leatherhead, Surrey, KT22 8BH

Price Guide £365,000





- BEAUTIFUL FIRST FLOOR MAISONETTE
- SHARE OF FREEHOLD (NIL GROUND RENT)
- SITTING/DINING ROOM
- MODERN BATHROOM
- RESIDENTS PARKING
- TWO DOUBLE BEDROOMS
- NO SERVICE CHARGES
- FITTED KITCHEN
- PRIVATE GARDEN WITH LARGE SHED
- SHORT WALK TO TOWN



## Description

This beautifully presented two double bedroom maisonette is situated at the top of a sought after residential cul-de-sac whilst within a 'stones throw' of the town centre.

The property enjoys a lovely outlook, is within a short walk of river walks, has residents parking (£84pa for 1st car, £104pa for second car, £134pa for third car) and a private rear garden with large garden shed.

Stairs to first floor lead to a good sized galleried landing and storage cupboard. The loft hatch with ladder provide extra storage space and also could be converted to create further accommodation (STPP).

The accommodation comprises a sitting/dining room, master bedroom with fitted wardrobes, guest bedroom, modern bathroom and smart fitted kitchen with outlook over the library gardens behind.



## Situation

Leatherhead town offers a comprehensive range of shopping facilities including Swan Shopping Centre, boutique coffee shops, 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 termini and 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 and within the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned.

**Lease -189 years from 29th Sept 1957 + share of freehold (with GFF)**  
**Service Charge - First floor maisonette maintains its' part of the building, ground floor maintains its' part of the building.**  
**Ground Rent - £0.00**

**N.B. Each maisonette organises their own Building Insurance**

**EPC - C**  
**Council Tax Band - C**

Approximate Gross Internal Area = 71.8 sq m / 773 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. (ID893570)  
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