



44 Poplar Avenue, Leatherhead, KT22 8SH

Price Guide £665,000



- EXTENDED SEMI-DETACHED HOUSE
- LARGE RECEPTION HALL
- UTILITY ROOM
- OFF STREET PARKING
- LOVELY GARDENS
- THREE DOUBLE BEDROOMS
- TRIPLE ASPECT SITTING ROOM
- 18'4 X 17'2 KITCHEN/DINING ROOM
- CLOAKROOM & UTILITY ROOM
- SHORT WALK TO TOWN AND SCHOOLS

Description

This extended 1930's semi detached house offers 1786sq.ft.incl.garden store whilst set on a mature corner plot providing ample off street parking and lovely gardens.

Light, spacious and with modern finishes throughout, the ground floor accommodation features a large reception hall, cloakroom, superb 18'4 x 17'2 double aspect kitchen/dining room with part tiled/oak floor and breakfast bar and a lovely triple aspect sitting room with log burning stove and bi-folding doors to the rear garden. Upstairs, a good sized landing provides further study space, there are three large double bedrooms and family bathroom.

Outside, two gated entrances joined with hard standing provide off street parking, there are two patio areas to the side and rear with adjoining lawns, large garden store and greenhouse.

Tenure	Freehold
EPC	C
Council Tax Band	D

Situation

Poplar Avenue is ideally located in a residential cul-de-sac within 5-10 minutes walk of the town centre, Parish Church, Library, River and Nuffield Health Fitness & Wellbeing Gym.

Leatherhead town centre offers a variety of shops including a Waitrose, Boots, and Sainsbury's within the part covered Swan Shopping Centre. The town centre itself offers a wide variety of independent restaurants, boutique coffee shops 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 RGS Surrey Hills.

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.



 = Reduced headroom below 1.5m / 5'0

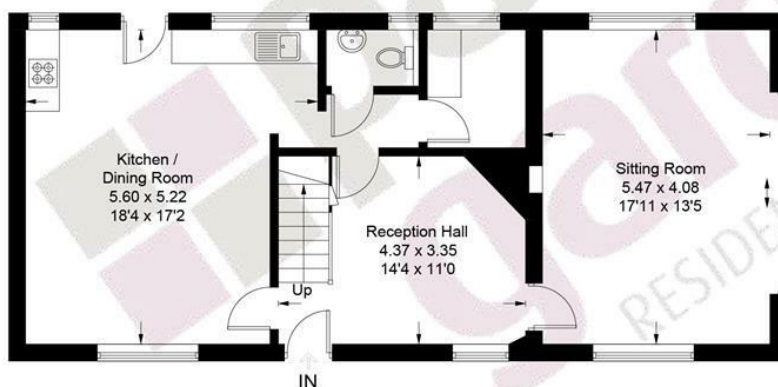
Approximate Gross Internal Area = 147.1 sq m / 1583 sq ft

Shed = 18.9 sq m / 203 sq ft

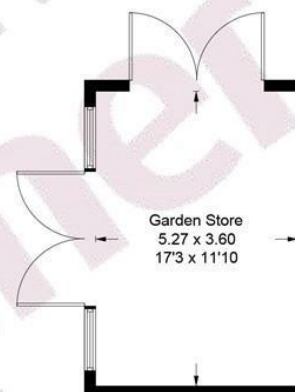
Total = 166.0 sq m / 1786 sq ft



First Floor



Ground Floor



(Not Shown In Actual
Location / Orientation)

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. (ID1296349)

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