



39 Tudor Walk, Leatherhead, Surrey, KT22 7HX

Price Guide £475,000



- STYLISH SEMI-DETACHED HOUSE (908 SQ.FT.)
- TWO DOUBLE BEDROOMS
- PART VAULTED KITCHEN/DINING ROOM
- SITTING ROOM
- MODERN BATHROOM
- OFF STREET PARKING
- PRETTY GARDEN
- CUL-DE-SAC
- CLOSE TO STATION & SCHOOLS
- EXTENDED TO GROUND FLOOR

Description

This extended two bedroom semi-detached house offers a stylish open plan layout whilst enjoying off street parking and a short walk to local schools and station.

Situated in a popular residential cul-de-sac, the spacious accommodation includes a good sized sitting room and superb part-vaulted open plan kitchen/dining room with doors to the rear garden. The kitchen is fitted with integrated appliances, Velux windows and space for breakfast table overlooking the garden. Upstairs there are two double bedrooms and modern family bathroom.

Outside, there is off street parking for two cars, gated side access leads to a garden shed. A pretty rear garden has a patio with retaining walls and steps to the lawn with flower beds and fencing.

Tenure	Freehold
EPC	C
Council Tax Band	D

Situation

Tudor Walk is situated within walking distance of the town centre, local schools and Leatherhead's mainline station.

Leatherhead town centre offers a variety of shops including a Waitrose, Boots, WH Smith and Sainsbury's in the part covered Swan Shopping Centre. The town offers a wide variety of quality independent restaurants and coffee shops. 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'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 offering plentiful of outdoor activities at Bocketts Farm, Denbies Wine Estate, and Polesden Lacy. Epsom Downs (home of the famous Derby horse race) is within 15 minutes drive and Headley Heath is just 10 minutes away.



Approximate Gross Internal Area = 84.4 sq m / 908 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. (ID1301482)

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