



3 Parr Close, Leatherhead, Surrey, KT22 7HD

Price Guide £450,000



- SEMI-DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- SHOWER ROOM
- 882 SQ.FT.INCL.GGE
- SINGLE GARAGE AND PARKING
- SITTING/DINING ROOM
- WELL MAINTAINED GARDENS
- SHORT WALK TO SCHOOLS & STATION
- NO CHAIN

Description

This delightful two bedroom semi-detached house is situated in a quiet residential cul-de-sac whilst enjoying a good sized corner plot, garage and off street parking.

The property has been recently redecorated (most rooms), the accommodation includes an entrance hall, open plan sitting/dining room and modern fitted kitchen breakfast room with door to the garden. Upstairs, there are two good sized bedrooms and shower room.

Outside, there is a lovely landscaped rear garden, brick single garage with useful rear personal door to the garden. Conveniently for a purchaser there is no onward chain

Tenure	Freehold
EPC	C
Council Tax Band	D

Situation

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

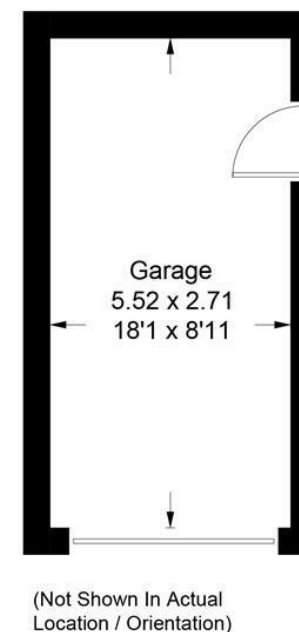
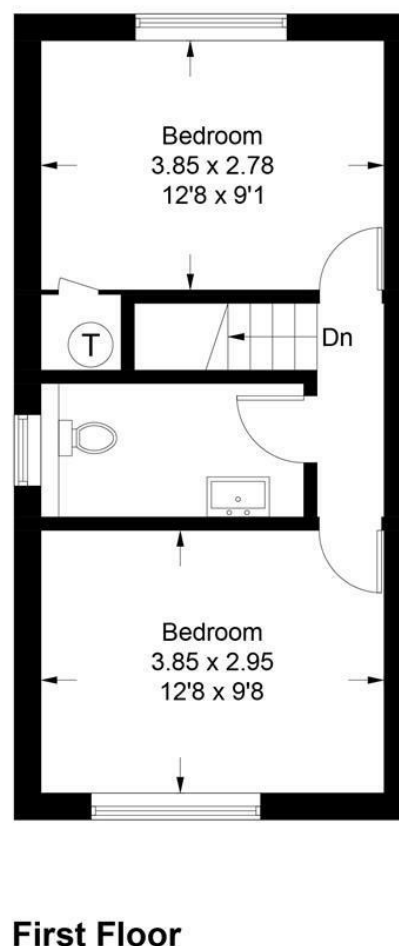
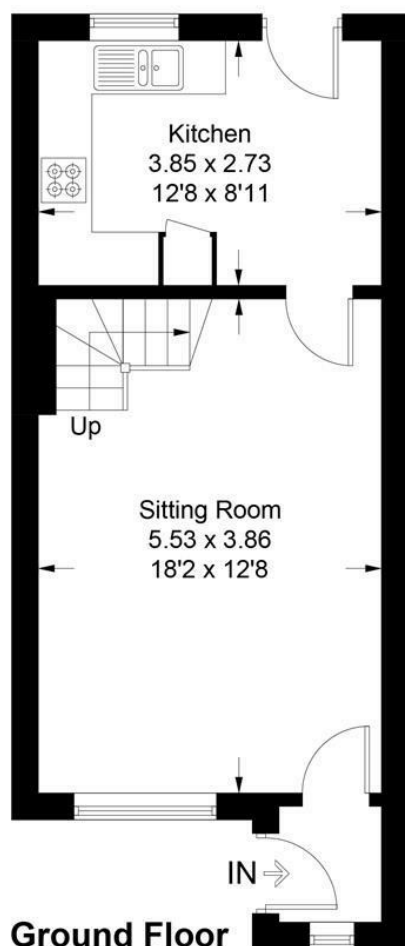
Leatherhead town centre offers a variety of shops including a Waitrose, Boots, WH Smith and Sainsbury's in the part covered Swan Shopping Centre. The town offers a wide variety of quality independent restaurants and coffee shops. Within the area there are highly regarded both state and private schools including iTherfield, 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 = 67.0 sq m / 721 sq ft
 Garage = 15.0 sq m / 161 sq ft
 Total = 82.0 sq m / 882 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. (ID1231454)

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