



20 Kingslea, Leatherhead, Surrey, KT22 7SN

Price Guide £475,000



- NO CHAIN - END TERRACE COTTAGE
- PRIVATE CUL DE SAC
- 2 BEDROOMS
- LOUNGE WITH CAST IRON STOVE
- KITCHEN/BREAKFAST ROOM
- PREMIUM GARDEN STUDIO
- SUPERB WHITE TILED BATHROOM
- 60' WEST FACING GARDEN
- RESIDENTS PARKING
- SAUNA & HOT TUB

Description

With a lovely bright interior, this attractive end of terrace house is located in a quiet private cul de sac within a short distance from the train station (half a mile) and town centre.

With gas central heating and double glazing, the beautifully decorated interior includes porch with mosaic pattern tiled floor, spacious lounge with oak veneer floor and gas coal effect cast iron stove, kitchen/breakfast room with cream finish fitted cabinets and many integrated appliances.

On the first floor are 2 bedrooms and luxury bathroom with white suite. Externally are small front garden and 60' rear garden, not overlooked, with lawn, patio and west facing aspect. A premium garden studio has recently been added along with composite decking, hot tub and Sauna.

Kingslea is a private road and residents have an allocated parking space outside their houses.

N.B. There is a right of way across the rear garden of no.20 in favour of no.19.

Situation

Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose 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 terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is north of Leatherhead and provides access to the motorway together with Gatwick and Heathrow Airports.

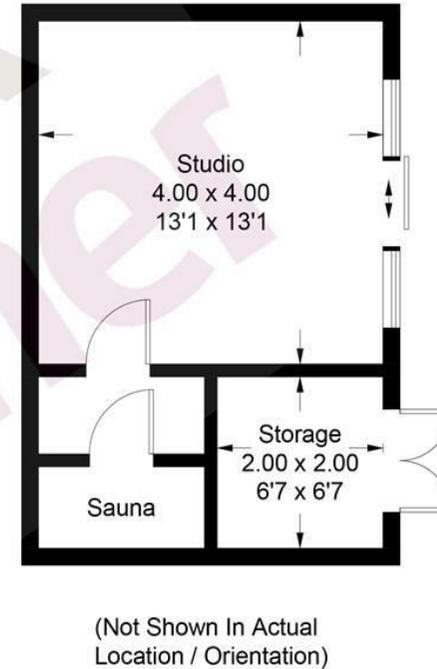
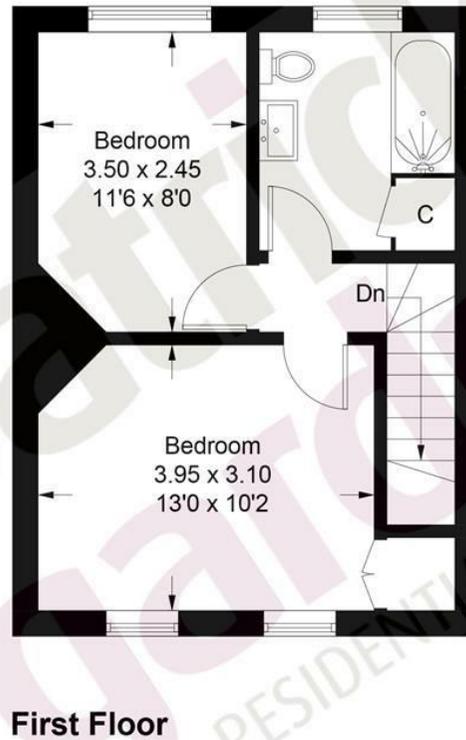
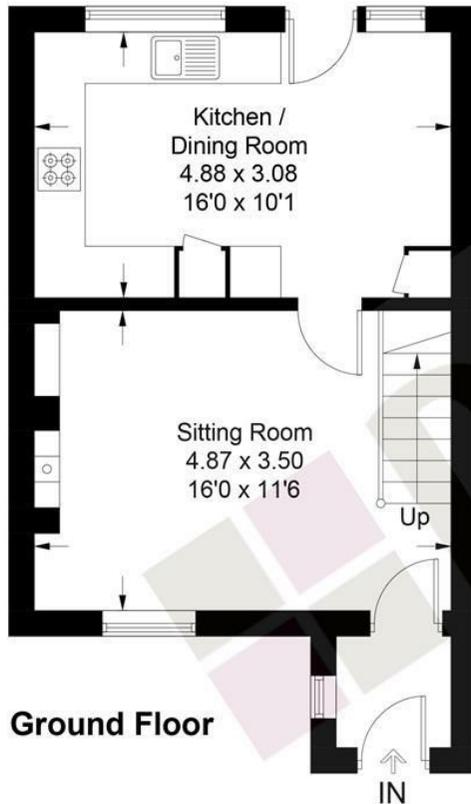
There is a wide range of quality private and state schooling in the general area. Private schools include St. John's in Leatherhead, Downsend Prep School, City of London Freeman's School in Ashted and state schools include St Andrew's RC School and Therfield Secondary School.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. Nearby is Epsom Downs where the famous Derby is held. There are numerous golf clubs close by include The RAC Country Club at Epsom and in Leatherhead Tyrrells Wood Golf Club and the Beaverbrook Private Members Club with its world class golf course set in 400 acres.

Tenure	Freehold
EPC	D
Council Tax Band	D



Approximate Gross Internal Area = 68.6 sq m / 738 sq ft
Studio = 24.9 sq m / 268 sq ft
Total = 93.5 sq m / 1006 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. (ID1238297)

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