



52 Upper Fairfield Road, Leatherhead, Surrey, KT22 7HS

Price Guide £625,000





- EDWARDIAN SEMI-DETACHED HOUSE
- THREE BEDROOMS & BATHROOM
- THROUGH SITTING/DINING ROOM
- RESIDENT PARKING \*
- SPLENDID GARDEN HOME OFFICE
- 1175 SQ.FT.INCL.HOME OFFICE
- RECEPTION HALL WITH CLOAKROOM
- MODERN FITTED KITCHEN
- SHORT WALK TO TOWN & STATION
- FIBRE / GIGABIT AVAILABLE



## Description

This beautifully presented Edwardian semi-detached house is set in Leatherhead conservation area whilst offering 1175 sq.ft. including a modern garden home office.

Tastefully decorated throughout and with recently fitted sash wood double glazed windows, the accommodation includes a reception hall with cloakroom, open plan sitting / dining room and kitchen with doors to the rear terrace.

Upstairs, there is a lovely 15' x 14' principal bedroom with bay window and fitted wardrobes, second double bedroom, third bedroom (currently used as study) and modern family bathroom.

Outside, there is a private entrance to the front and residents parking \* - £84 p.a. for 1st car, £104 p.a. for second car. Gated side access leads to the rear garden with terrace and lawn. The 14' x 11' home office has Wi-Fi, bi-folding doors and useful built-in storage.

|                         |          |
|-------------------------|----------|
| <b>Tenure</b>           | Freehold |
| <b>EPC</b>              | D        |
| <b>Council Tax Band</b> | D        |

## Situation

Located on the very popular St Johns School area of Leatherhead, this property is within walking distance of the town centre, Waitrose, Parish Church, Nuffield Health Fitness & Wellbeing Gym and mainline station

Leatherhead town centre offers a variety of shops including a 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 in Therfield, St John's School and Downsends School whilst at nearby Mickleham is RGS Surrey Hills School.

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 = 94.8 sq m / 1020 sq ft  
 Garden Office = 14.4 sq m / 155 sq ft  
 Total = 109.2 sq m / 1175 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. (ID1212124)  
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