

15 Albany Park Road, Leatherhead, Surrey, KT22 7PA

Price Guide £649,950









- EXTENDED SEMI-DETACHED HOUSE
- FOUR BEDROOMS
- SEPARATE UTILITY ROOM
- 26' SITTING ROOM
- OFF STREET PARKING
- 1888 SQ.FT.INCL.OUTBUILDING
- THREE BATHROOMS
- SUPERB KITCHEN BREAKFAST ROOM
- WEST FACING GARDEN
- CLOSE TO SCHOOLS & STATION

Description

This extended four bedroom semi-detached house offers 1577sq.ft. of modern accommodation over three floors whilst enjoying a West facing garden and impressive outbuilding of over 300 sq.ft.

Modern and stylish throughout the property features an impressive 26' x 10' sitting/living room, a separate utility room and cloak/shower room. The heart of the house is a superb 24' x 16' kitchen/dining room with large central island with breakfast bar, space for large dining table, stylish octagonal roof lantern, integrated appliances and bi-folding doors to the rear garden.

On the first floor there are two double bedrooms with fitted wardrobes, single bedroom and modern family bathroom. On the top floor is the principal bedroom suite with range of neatly fitted wardrobes and luxury shower room.

Outside, there is off street parking, a covered side access leads to a delightful landscaped rear garden with shaped patios, pond, herbaceous/vegetable borders and path leading to a large outbuilding with three separate rooms.

Tenure	Freehold
EPC	C
Council Tax Band	D

Situation

Albany Park Road is a residential cul-de-sac just off Dilston Road and located within a short walk of local schools. town centre and mainline railway station.

Leatherhead town centre offers a variety of shops including a Waitrose, Boots, WH Smith and Sainsbury's Supermarket in the part covered Swan Shopping Centre. The town centre itself offers a wide variety of boutique coffee shops, restaurants and pubs. Within the area there are highly regarded both state and private schools including in Leatherhead St John's School and Downsend School whilst at nearby Mickleham is Box Hill School.

Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. 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 opportunities for walking, cycling and horse riding. Other outdoor family pursuits on the doorstep include Polesden Lacy, Denbies Wine Estate, Bocketts Farm and Norbury Park.

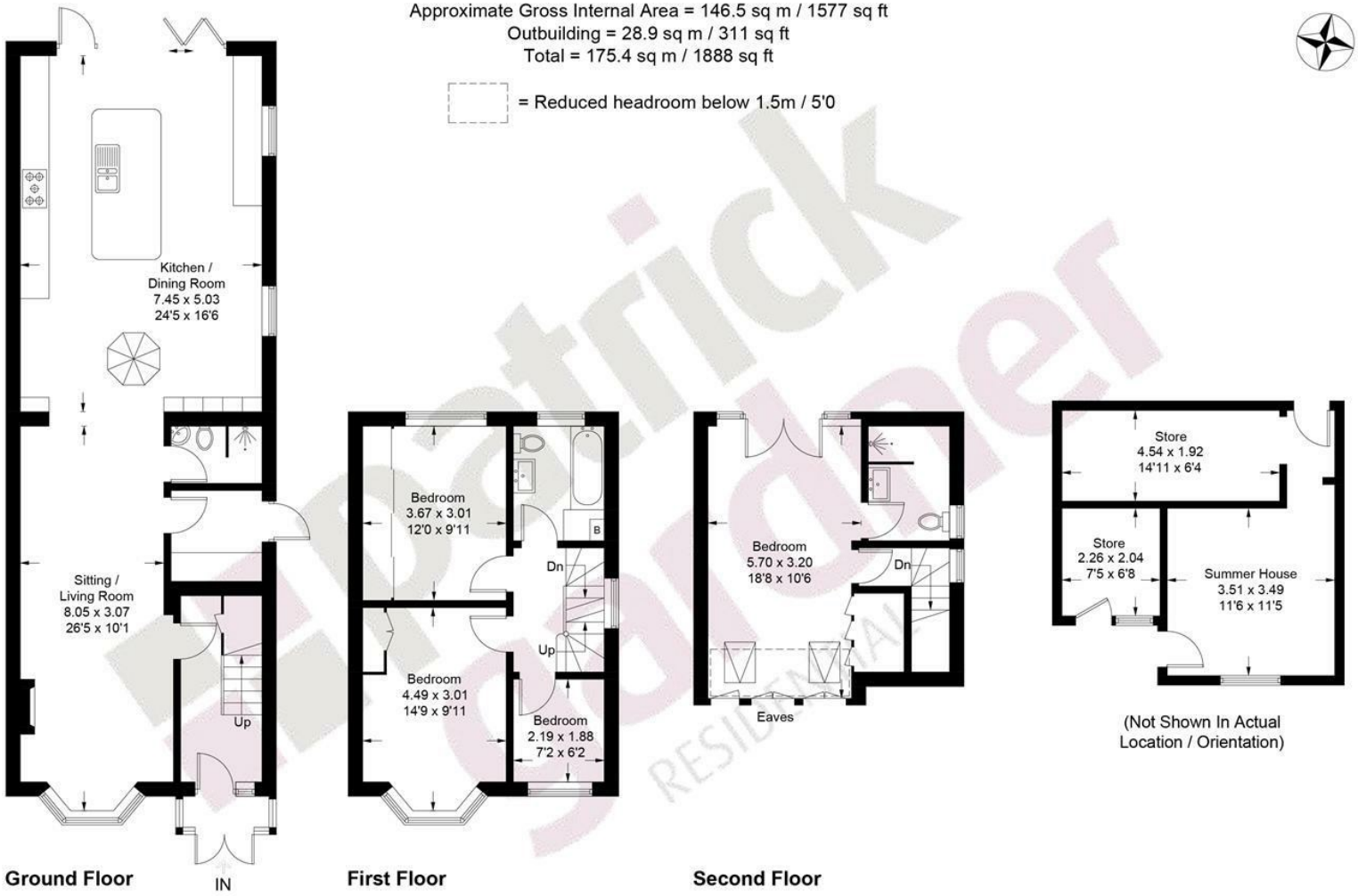






Approximate Gross Internal Area = 146.5 sq m / 1577 sq ft
Outbuilding = 28.9 sq m / 311 sq ft
Total = 175.4 sq m / 1888 sq ft

= Reduced headroom below 1.5m / 5'0



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. (ID1288677)

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