



6 The Knoll, Leatherhead, Surrey, KT22 8XH

Price Guide £869,000





- DETACHED FAMILY HOUSE
- THREE RECEPTION ROOMS
- TWO BATHROOMS + CLOAKROOM
- DOUBLE GARAGE
- CUL-DE-SAC
- FOUR DOUBLE BEDROOMS
- KITCHEN BREAKFAST ROOM
- SOUTH WEST FACING GARDEN
- WALKING DISTANCE TO SCHOOLS
- VENDOR SUITED



## Description

Owned from new in 1991 and set at the head of this small cul-de-sac, this delightful four bedroom detached family house offers 2128 sq.ft.incl.gge whilst enjoying a South West facing garden.

A spacious entrance hall with cloakroom leads to three separate reception rooms including double aspect Sitting Room with fireplace, Dining Room with bay window and Study. The heart of the house is a spacious triple aspect 'L' shaped Kitchen/Breakfast/Family room with stair ladder to useful office space/snug/occasional bedroom above.

Upstairs, the principle bedroom has a stylish en suite shower room and fitted wardrobes, there are three further double bedrooms which share a family bathroom.

Outside, the block pavier driveway offers off street parking for 4 cars and leads to the double garage. The land immediately to the right of the driveway (in line with the beginning of the start of driveway) is also within the ownership of the property which could be used to create further parking if required. Gated side access leads to a South Westerly part-walled rear garden which incorporates a wide patio and lawn.

Road Charge - £60 per month (maintenance of communal grass verges & gardens plus sinking fund) The road has been recently resurfaced and tress cut back)

## Situation

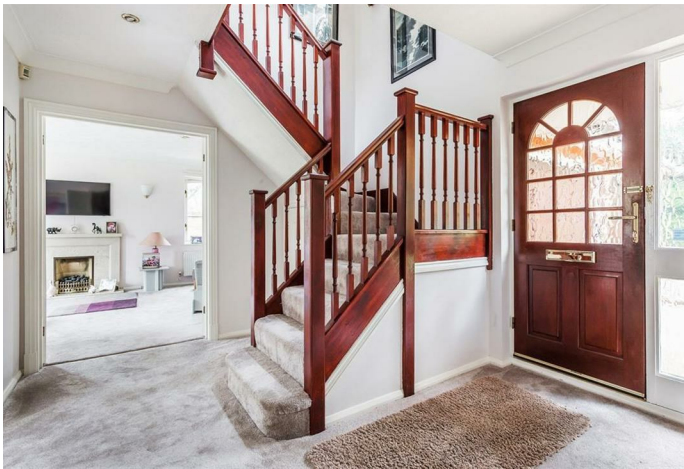
Leatherhead town offers a comprehensive range of shopping facilities including the partly covered Swan Shopping Centre, theatre, Waitrose Local in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is located on the edge of the town at Fetcham Grove.

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 national motorway network together with Gatwick and Heathrow International 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.

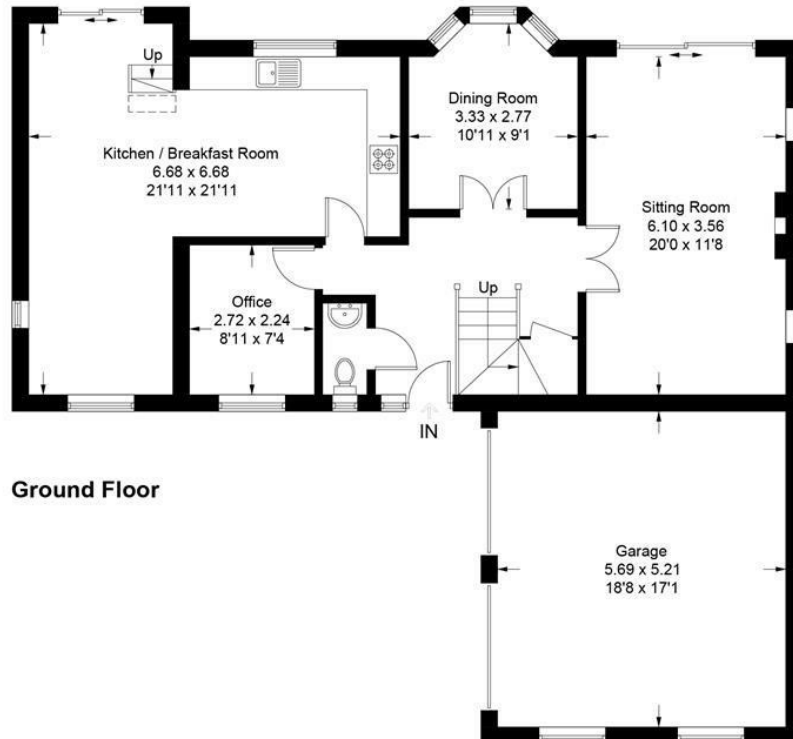
In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. Nearby is Epsom Downs where the famous Derby is held. There are numerous golf clubs close by include The RAC Country Club at Epsom and in Leatherhead Tyrrells Wood Golf Club and Beaverbrook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

Tenure	Freehold
EPC	D
Council Tax Band	G

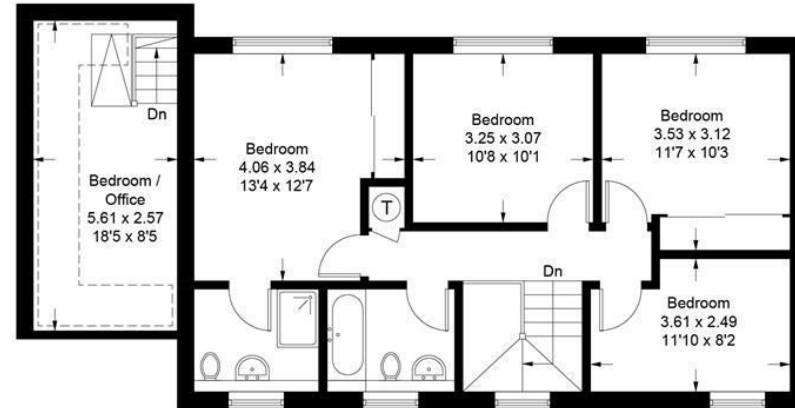


Approximate Gross Internal Area = 168.1 sq m / 1809 sq ft  
 Garage = 29.6 sq m / 319 sq ft  
 Total = 197.7 sq m / 2128 sq ft

 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

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. (ID920554)

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