



15 Hartfield Road, Leatherhead, KT22 0AR

Price Guide £599,950



- MODERN SEMI-DETACHED HOUSE
- SITTING ROOM
- TWO BATHROOMS
- PARKING & GARAGE
- SOUTH WEST FACING GARDEN
- THREE DOUBLE BEDROOMS
- KITCHEN/DINING ROOM
- HALL & CLOAKROOM
- WALKING DISTANCE TO TOWN STATION
- NO CHAIN

Description

Built in 2018 by Bewley Homes, this superb three bedroom house offers well appointed and spacious accommodation (1246 sq.ft.incl.gge) whilst located in a cul de sac position just half a mile from Leatherhead station.

Tastefully decorated with double glazing and gas central heating, the layout includes a reception hall with cloakroom, sitting room with French doors to the garden and kitchen/dining room with integrated appliances and space for dining table.

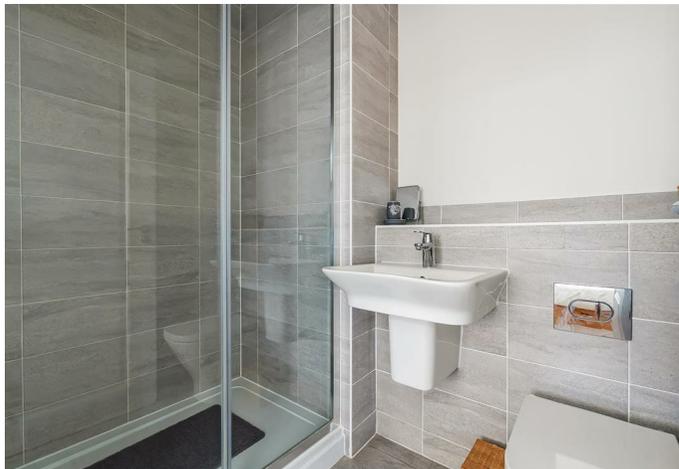
On the first floor, the principal bedroom has an en suite shower room, and two further double bedrooms which share a family bathroom.

Outside, there is off street parking in front of the garage, the garage has a rear personal door to a lovely landscaped garden with a South West facing aspect, terrace, lawn and well-stocked flower beds.

Conveniently for a purchaser there is no onward chain.

Service Charge - £213.50 per 6 months (Estate lighting and maintenance)

4 Year Unexpired Warranty



Situation

Hartfield Road is within walking distance of the town centre, Waitrose, Parish Church, Nuffield Health Fitness & Wellbeing Gym and Leatherheads mainline station.

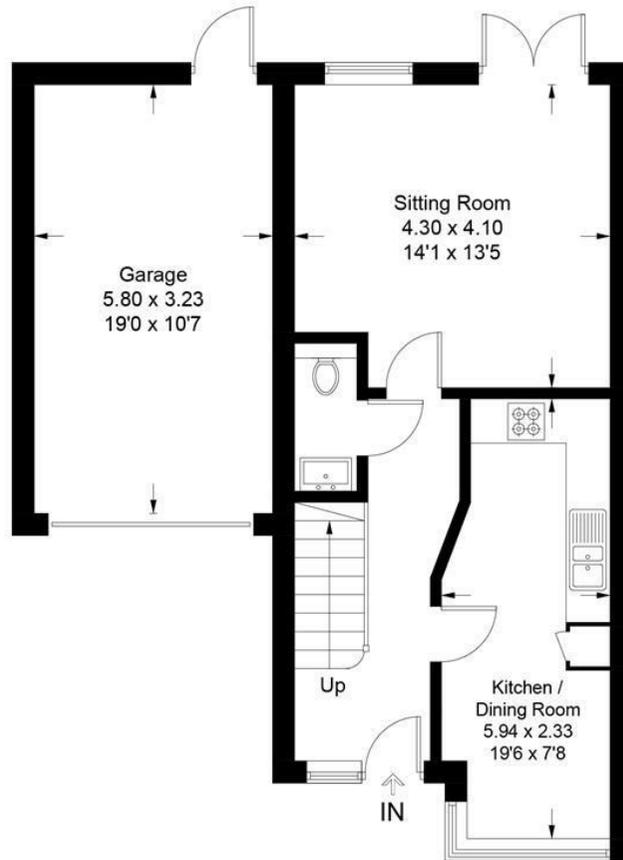
The town offers a wide variety of quality independent restaurants and coffee shops. Within the area there are highly regarded both state and private schools including St Andrews R.C. School, St John's School and Downsden School whilst at nearby Mickleham is Box Hill School.

Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

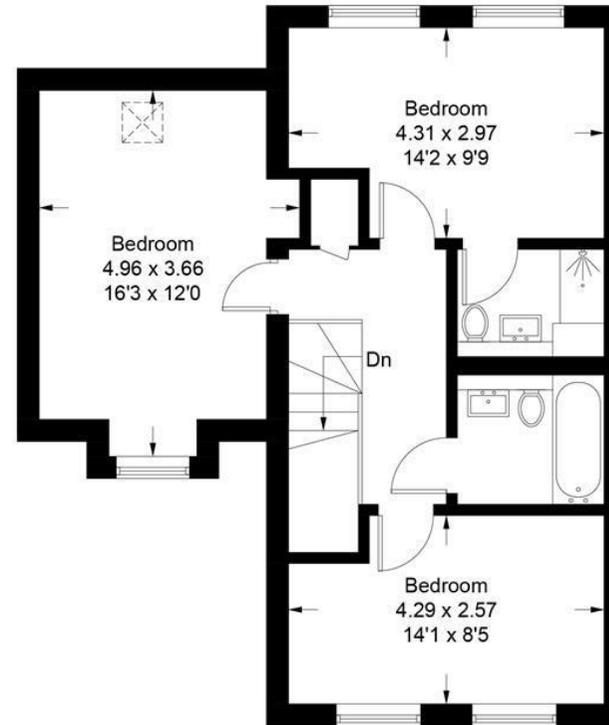
The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful of outdoor activities at Bocketts Farm, Denbies Wine Estate, and Polesden Lacy.

Tenure	Freehold
EPC	B
Council Tax Band	E

Approximate Gross Internal Area = 96.8 sq m / 1042 sq ft
Garage = 19.0 sq m / 204 sq ft
Total = 115.8 sq m / 1246 sq ft



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. (ID1202135)

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