



4 Sherborne Walk, Leatherhead, KT22 8UL

Price Guide £735,000





- EXTENDED DETACHED FAMILY HOUSE
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- QUIET LOCATION
- CLOSE TO SCHOOLS, STATION & TOWN
- 1891 SQ.FT.INCL.GGE
- TWO BATHROOMS \*
- KITCHEN BREAKFAST ROOM
- DRIVEWAY & GARAGE
- NO CHAIN



## Description

This detached family house offers just under 1900 sq.ft. of accommodation whilst is set in a quiet residential location close to the town, station and schools.

Bright and spacious throughout, the ground floor accommodation includes an enclosed entrance porch, inner hall with cloakroom, 27'6 x 13'1 kitchen/breakfast room, lovely sitting room with log burning stove, dining room with doors to terrace (currently used as a home office) and study. Upstairs, there are four double bedrooms (two with fitted wardrobes) and two bathrooms. \* The second family bathroom is currently being refurbished.

Outside, there is a driveway with adjoining lawn providing ample off street parking and leads to a single integral garage. Side access leads to the rear garden with good sized lawn screened with matured trees

<b>Tenure</b>	Freehold
<b>EPC</b>	C
<b>Council Tax Band</b>	F

## Situation

Located on the very popular St Johns School area, Sherborne Walk is within a short walk of the town centre and station, Parish Church, Nuffield Health Fitness & Wellbeing Gym and river walks.

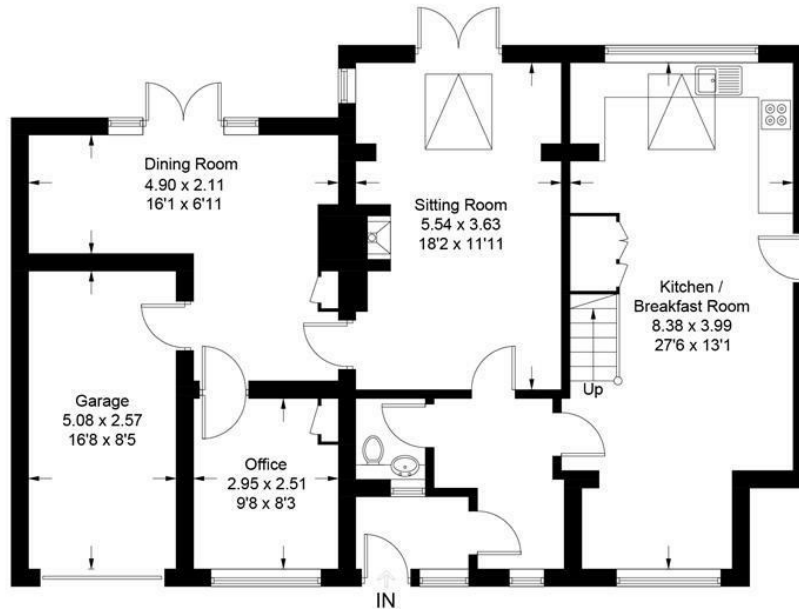
Leatherhead town centre offers a variety of shops including a Waitrose, Boots, WH Smith and Sainsbury's Supermarket in the part covered Swan Shopping Centre. The town centre itself offers a wide variety of boutique coffee shops, restaurants and pubs. Within the area there are highly regarded both state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

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.

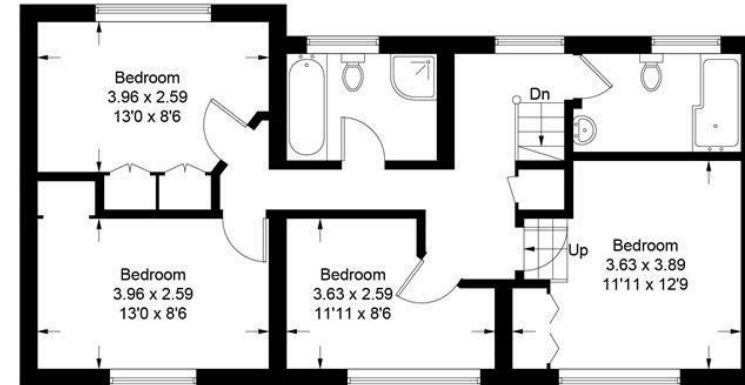
The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking, cycling and horse riding. Other outdoor family pursuits on the doorstep include Polesden Lacy, Denbies Wine Estate, Bocketts Farm and Norbury Park.



Approximate Gross Internal Area = 175.7 sq m / 1891 sq ft  
(Including Garage)



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. (ID1230908)

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