



243 Kingston Road, Leatherhead, Surrey, KT22 7PE

Price Guide £349,950

**patrick
gardner**
RESIDENTIAL



- SPACIOUS FAMILY HOUSE
- TWO BEDROOMS + LARGE LOFT ROOM
- KITCHEN BREAKFAST ROOM
- SOUTH WEST FACING GARDEN
- CLOSE TO SCHOOLS & SHOPS
- 1083 SQ FT + BRICK STORE
- OPEN PLAN SITTING/DINING ROOM
- TWO BATHROOMS
- CLOSE TO MAINLINE STATION
- NO CHAIN

Description

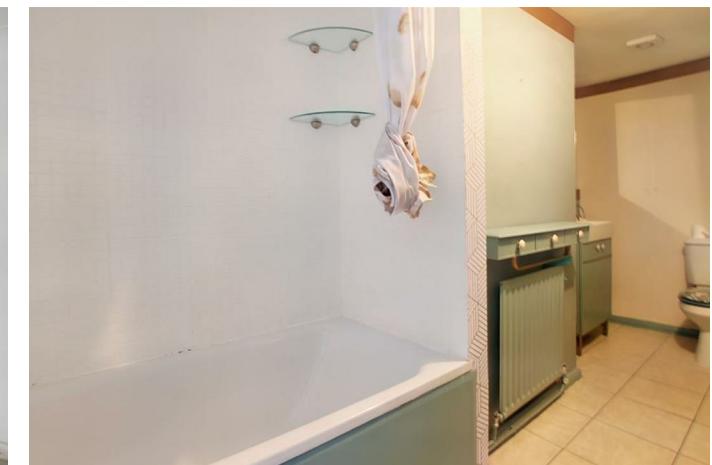
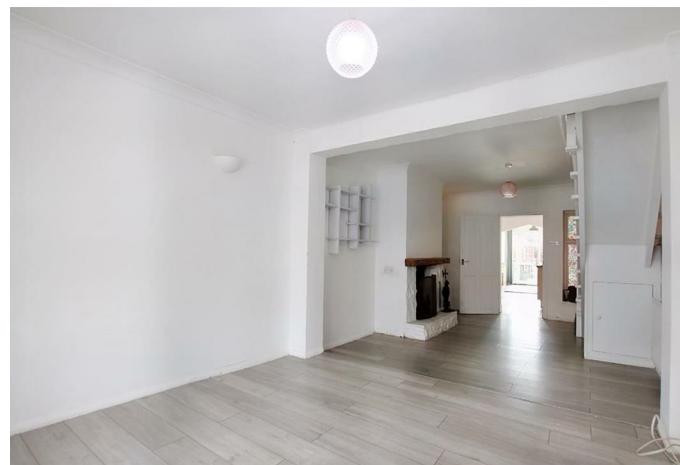
This spacious two bedroom (plus large loft room) family house offers 1083 sq.ft of accommodation over three floors whilst enjoying a South Westerly facing garden.

The front door is accessed via a covered walk way to glazed entrance lobby with useful storage space. The ground floor comprises 24'6 x 10'6 Sitting/Dining room with fireplace and 21' x 7'3 Kitchen Breakfast room with integrated appliances, tiled floor, space for breakfast table and sliding doors to the rear garden.

On the the first floor there a principal bedroom with fitted wardrobes, family bathroom, guest bedroom with fitted wardrobe and ensuite shower room. Open tread stairs from the landing lead to the loft room (often used as another bedroom).

The rear garden has a South Westerly aspect incorporating a paved patio, brick store and lawn screened with hedging and fencing.

Tenure	Freehold
EPC	E
Council Tax Band	C



Situation

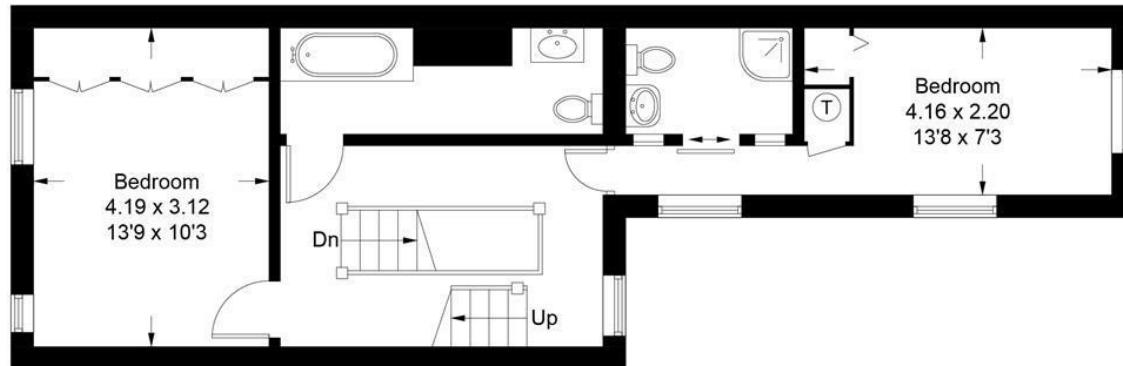
Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose Local and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town.

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 only a two-minute drive away, providing easy access to both. Gatwick and Heathrow Airports.

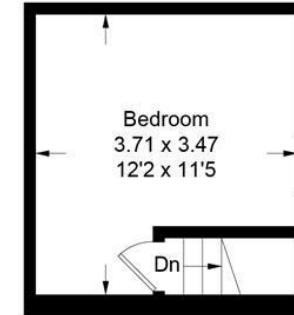
There is a wide range of quality private and state schooling in the general area. State schools include St Andrew's RC School and Therfield Secondary School, both in Leatherhead whilst Private schools include St. John's in Leatherhead, Downsend School, City of London Freemen's School in Ashtead.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts farm and Epsom Downs where the famous Derby is held.

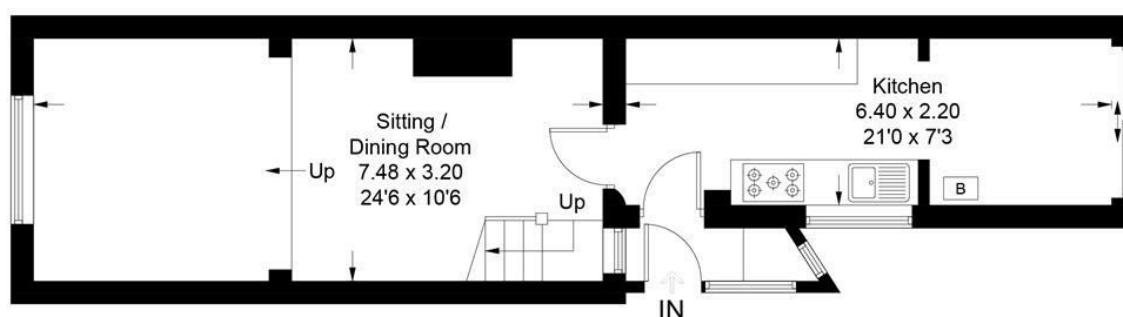
Approximate Gross Internal Area = 100.6 sq m / 1083 sq ft
 Store = 7.5 sq m / 81 sq ft
 Total = 108.1 sq m / 1164 sq ft



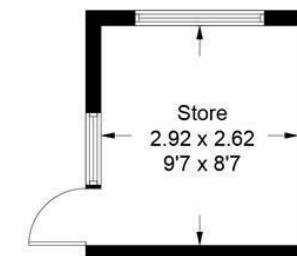
First Floor



Second Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

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. (ID1006058)

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