



Cheveley, 34 Kingscroft Road, Leatherhead, KT22 7BU

Price Guide £675,000



- 1920's SEMI-DETACHED HOUSE
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN
- LOVELY SOUTH WEST 145' GARDEN
- CLOSE TO SCHOOLS & STATION
- THREE BEDROOMS
- HALL & CLOAKROOM
- SCOPE TO EXTEND (STPP)
- CUL-DE-SAC
- GARAGE & PARKING

## Description

Built in 1929, this delightful semi-detached house is set on a mature South Westerly facing plot whilst offering a purchaser a great opportunity to extend/remodel (STPP).

Beautifully appointed throughout, the ground floor accommodation comprise a reception hall with cloakroom, sitting room with bay window and log burning stove, dining room with doors to rear terrace and modern fitted kitchen with useful side door to the garage and garden. Upstairs there are two double bedrooms, good sized single bedroom, bathroom and separate WC.

Outside, the driveway provides off street parking for two cars and leads to a good sized garage. The 145' rear garden has a sunny South Westerly aspect, extensive terrace with steps to a large lawn, raised herbaceous borders, garden shed, greenhouse and bordered with mature trees and hedging.

No chain

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

## 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.

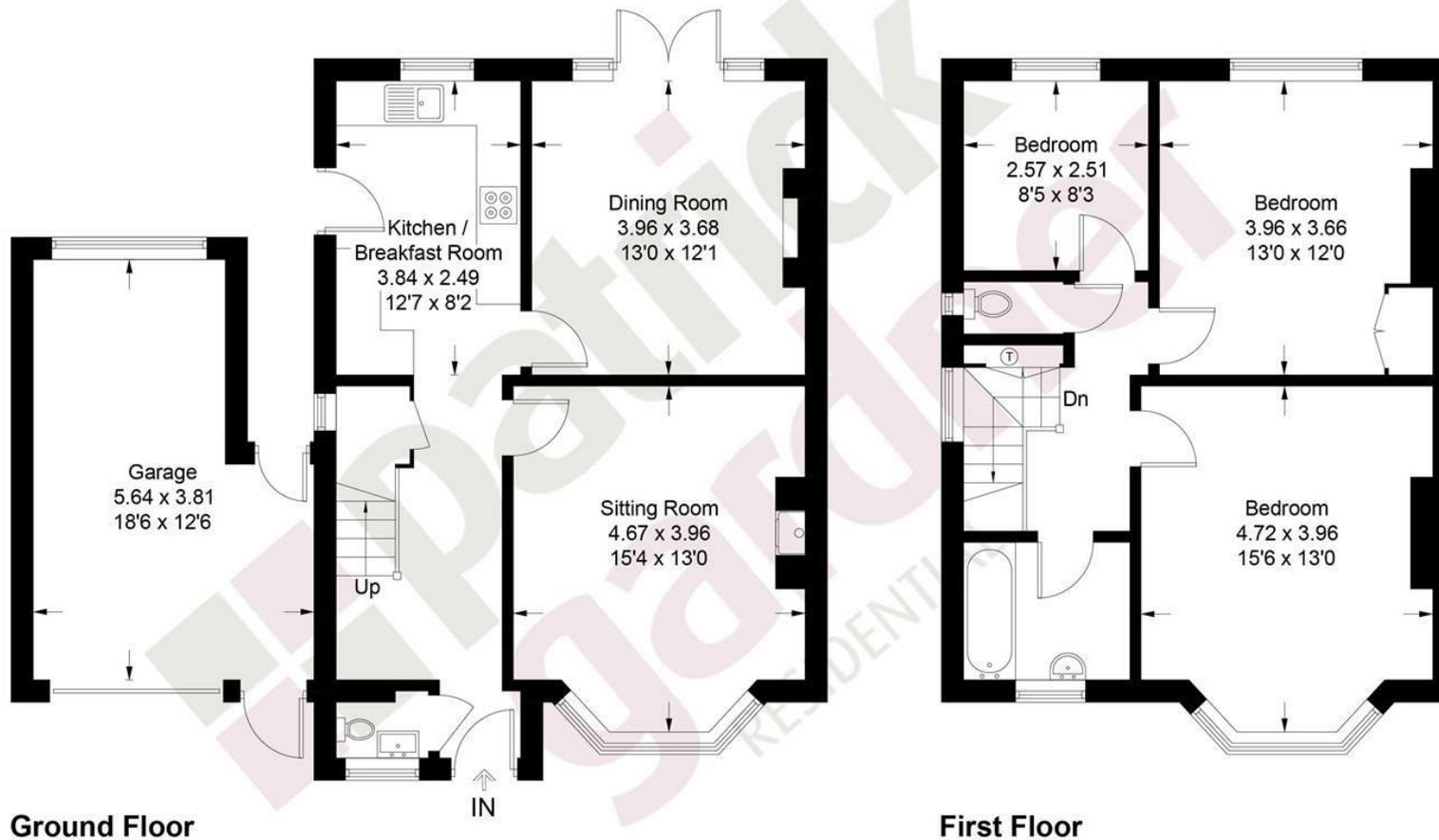
The main line railway station offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is only a two-minute drive away, providing easy access to both. Gatwick and Heathrow Airports.

There is a wide range of quality private and state schooling in the general area. 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, both in Leatherhead.

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, Denbies Wine estate and Epsom Downs where the famous Derby is held.



Approximate Gross Internal Area = 108.1 sq m / 1163 sq ft  
Garage = 18.4 sq m / 198 sq ft  
Total = 126.5 sq m / 1361 sq ft



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. (ID1224949)

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