



147 Kingston Road, Leatherhead, Surrey, KT22 7NT

Price Guide £385,000



- THREE BEDROOM HOUSE
- SOUTH WEST ASPECT
- GAS CENTRAL HEATING
- MANY CHARACTER FEATURES
- MODERN BATHROOM

- CHARMING VICTORIAN COTTAGE
- IDEAL FOR A FIRST TIME BUYER
- TWO RECEPTION ROOMS
- CLOSE TO TRAIN STATION
- CLOSE TO AMENITIES

Description

A lovely cottage style Victorian terraced house located in a no through road, convenient for Leatherhead main line railway station, schools and shops.

On the ground floor there are two separate reception rooms, a modern kitchen and bathroom . The current vendor has just had new laminate flooring in the living and dining room put down and new carpets on the stairs and landing.

On the first floor is a main bedroom to the front with built in wardrobes, second double bedroom and landing to the third bedroom.

Externally there is a small front garden and a 44' rear garden with a South West aspect comprising a decked area and lawn.

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.

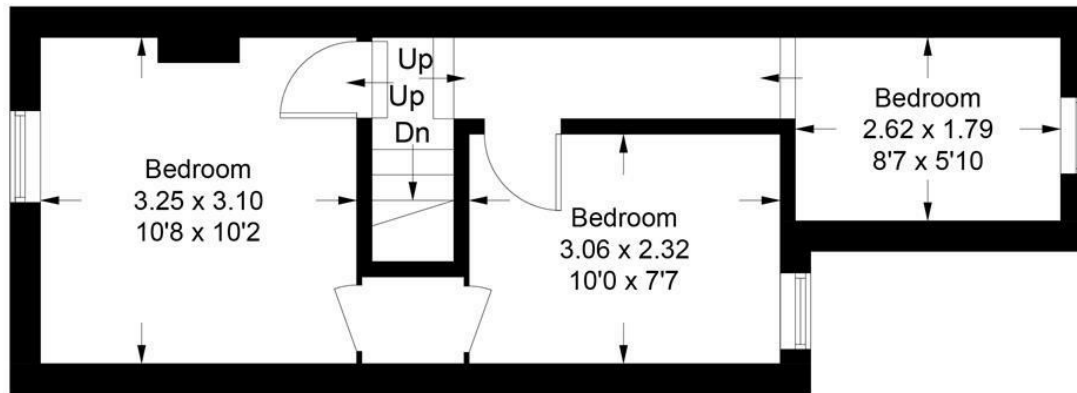
The main line railway station offers fast and frequent services north to London termini and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is north of Leatherhead and provides access to the national motorway network together with Gatwick and Heathrow International Airports.

There is a wide range of quality private and state schooling in the general area. In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned.

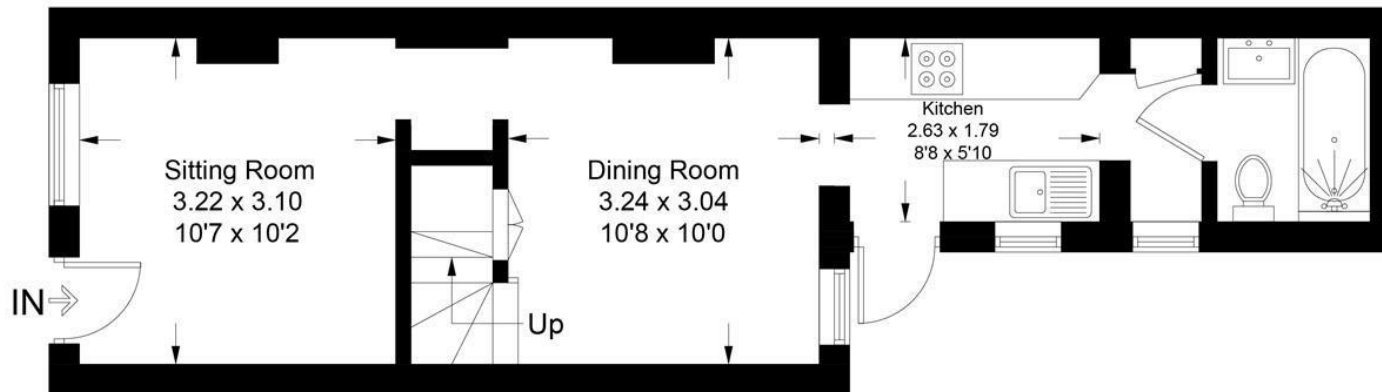
Tenure	Freehold
EPC	D
Council Tax Band	C



Approximate Gross Internal Area = 61.3 sq m / 660 sq ft



First Floor



Ground 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. (ID932213)
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