



137D Kingston Road, Leatherhead, Surrey, KT22 7NT

£350,000 Freehold

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- END OF TERRACED HOUSE
- ENTRANCE HALL
- CLOAKROOM (NOT PLUMBED IN)
- OPEN PLAN KITCHEN/LIVING ROOM
- TWO DOUBLE BEDROOMS
- FIRST FLOOR BATHROOM
- COURTYARD STYLE GARDEN
- ALLOCATED PARKING SPACE
- GAS FIRED HEATING VIA RADIATORS
- NO ONWARD CHAIN

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The Property

A contemporary end of terraced 2-bedroom house with a parking space and a southerly rear facing rear courtyard style garden. Double glazed throughout with gas fired heating via radiators, off the spacious entrance hall, is a laundry room (could be re-fitted as a w.c. as it was originally designed) and an open plan living room/kitchen with sliding doors off outside.

On the first floor there is a linen cupboard which houses the gas fired boiler, a bathroom with white suite and two double bedrooms.

The property is offered with no onward chain.

EPC **C** & Council Tax Band **C**

N.B. We are required under the Estate Agents Act 1979 and the Provision of Information Regulation 1991, to point out that the client we are acting for in the sale of this property is a “connected person” as defined by that Act.

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.

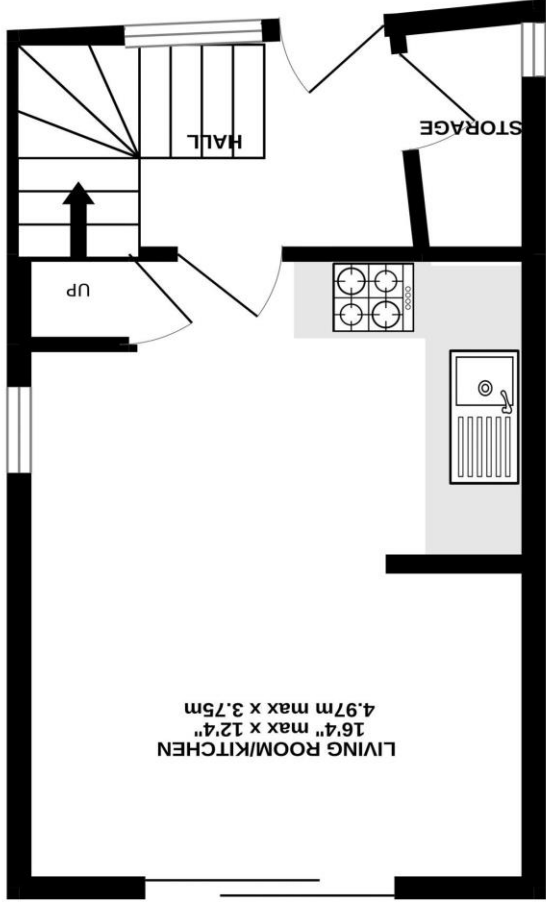
There is a wide range of quality private and state schooling in the general area. In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned.

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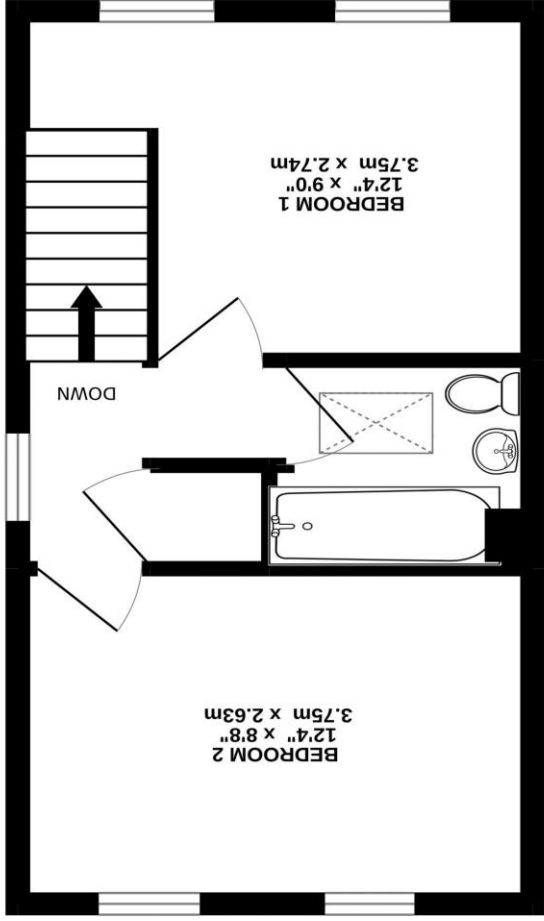




GROUND FLOOR
270 sq.ft. (25.1 sq.m.) approx.



1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA : 552 sq.ft. (51.3 sq.m.) approx.