



4 Greyford Close, Leatherhead, Surrey, KT22 8DS

Asking Price £749,950





- STYLISH TOWN HOUSE SET ON WIDE PLOT (1564 sq.ft)
- KITCHEN DINER
- THREE DOUBLE BEDROOMS
- LANDSCAPED SIDE & REAR GARDENS
- WALKING DISTANCE TO TOWN
- SCOPE FOR EXTENSION (STPP)
- SITTING ROOM
- TWO BATHROOMS & CLOAKROOM
- GARAGE + PARKING
- CUL-DE-SAC

## Description

This delightful three bedroom house is set on a wider than usual Westerly facing plot providing further scope for extension whilst enjoying quiet residential position on the favoured southside of Leatherhead.

The entrance hall has a good sized coats cupboard, smart cloakroom, useful under stairs cupboard and door to integral single garage. The kitchen/diner has a range of kitchen cabinets and integrated appliances with French doors and views to the rear garden. On the first floor, there is a lovely sitting room with oak floor and Juliette balcony, family bathroom and master bedroom with fitted wardrobes and en suite with walk-in shower. Stairs leads to the second floor with two further double bedrooms both with large fitted cupboards/wardrobes.

Outside, an attractive frontage provides access to single garage, off street parking for one car plus space to create further off street parking if desired. Side gated access leads to a splendid Westerly facing landscaped rear garden incorporating a patio, shaped lawn, raised decked dining area and impressive side garden with space for a Jacuzzi. The side garden also providing the perfect space to extend in to (STPP)

Road charge approximately £300 pa

## Situation

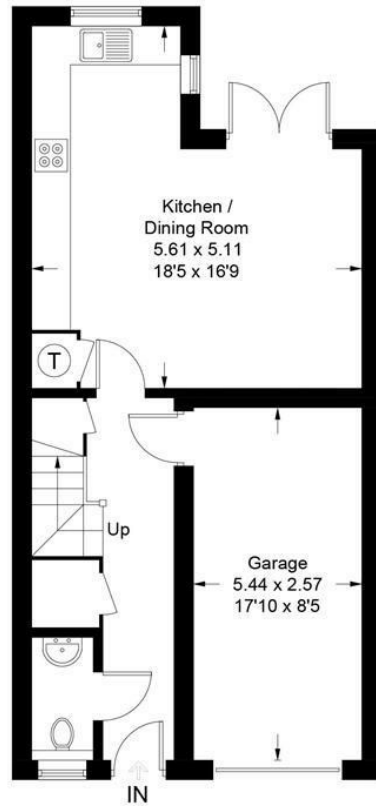
Tenure	Freehold
Lease	Add text here
Service Charge	Add text here
Ground Rent	Add text here
EPC	C
Council Tax Band	F



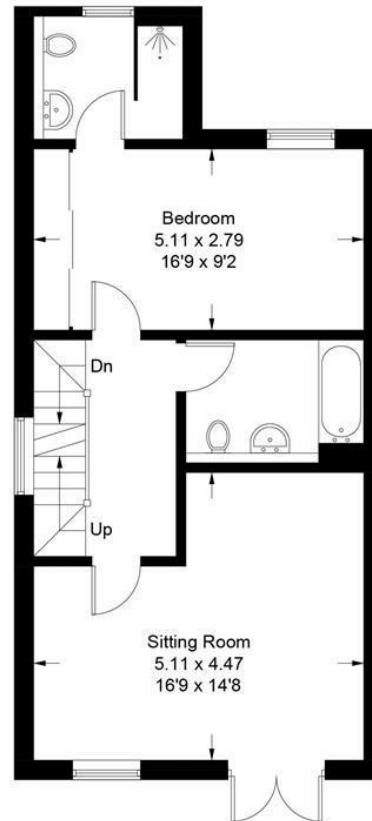
Approximate Gross Internal Area = 145.3 sq m / 1564 sq ft  
(Including Garage)



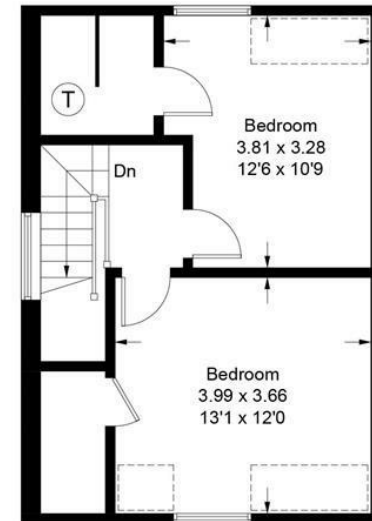
 = Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First Floor**



**Second 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. (ID864742)  
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