



29 Poplar Road, Leatherhead, Surrey, KT22 8SF

Price Guide £609,950



- EXTENDED VICTORIAN HOUSE
- OPEN PLAN SITTING/DINING ROOM
- KITCHEN BREAKFAST ROOM
- CELLAR
- NORTH WEST ASPECT
- THREE BEDROOMS
- CENTRAL LOG BURNING STOVE
- MODERN FAMILY BATHROOM
- SUPERB LANDSCAPED GARDEN
- SHORT WALK TO TOWN

Description

Substantially extended and improved to an exceptional standard, this Victorian three bedroom semi detached house is located on the popular south side of Leatherhead.

There is an impressive lounge/dining room featuring high ceilings, bay window and a splendid central wood burning stove. The kitchen/breakfast room is beautifully appointed with fitted cabinets and integrated appliances, there is space for breakfast table and French doors leading to the rear terrace.

Upstairs, there is a large principle bedrooms with range of wardrobes, two further good sized bedrooms and luxury family bathroom with separate shower and bath.

The rear garden has a North Westerly aspect and a depth of approximately 50'. The garden has been superbly landscaped to include garden lightening, a large shaped terrace with steps to the lawn edged with rendered retaining walls.

Tenure	Freehold
EPC	D
Council Tax Band	E



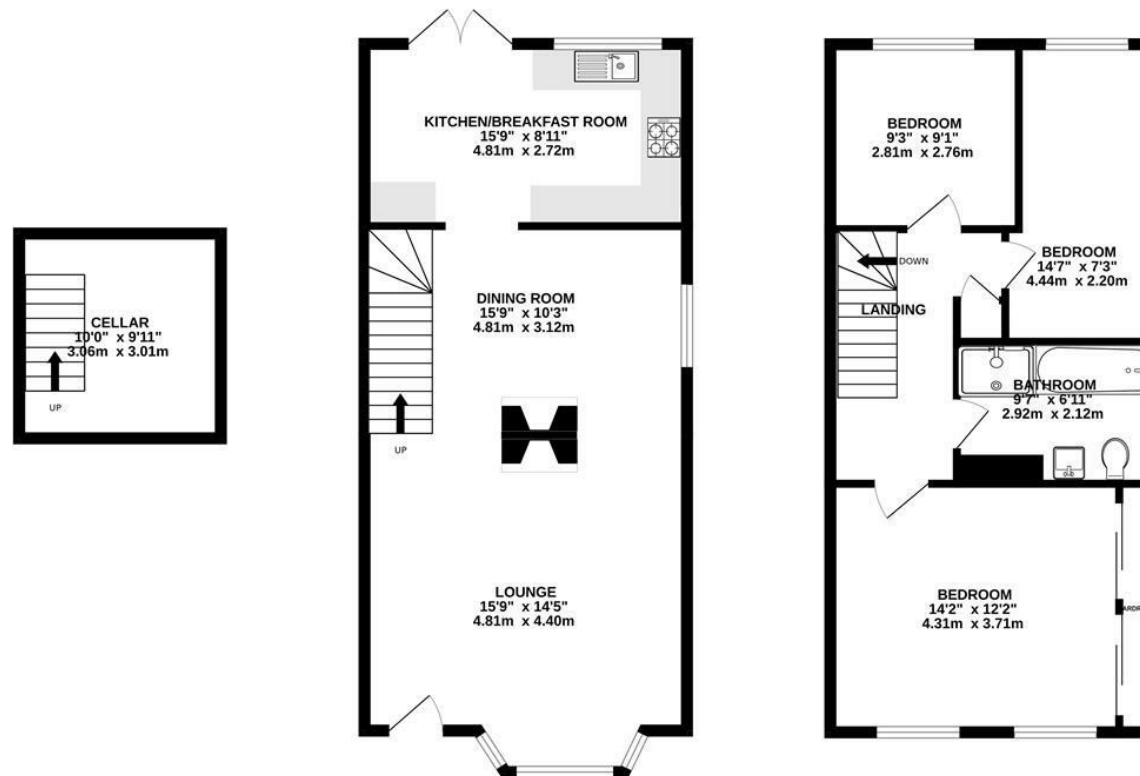
Situation

Leatherhead town offers a comprehensive range of shopping facilities including the 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 terminals and there are separate branch lines south to Dorking and Guildford. The M25 is north of Leatherhead and provides access to the national motorway network together with 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, Downsland Prep School, City of London Freeman's School in Ashted and state schools include St Andrew's RC School and Therfield Secondary School.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. Nearby is Epsom Downs where the famous Derby is held. There are numerous golf clubs close by include The RAC Country Club at Epsom and in Leatherhead Tyrrells Wood Golf Club and Beaverbrook Luxury Private Members Club with its world class golf course set in 400 acres.



CELLAR
99 sq.ft. (9.2 sq.m.) approx.

GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.

1ST FLOOR
526 sq.ft. (48.9 sq.m.) approx.

THREE BEDROOM HOUSE

TOTAL FLOOR AREA: 1158 sq.ft. (107.6 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.
Made with Metropix ©2023

1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 **Email:** leatherhead@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

