



17 Middle Road, Leatherhead, KT22 7HN

Price Guide £385,000





- DELIGHTFUL PERIOD COTTAGE
- OPEN PLAN SITTING/DINING ROOM
- BATHROOM
- PARKING \*
- LANDSCAPED GARDEN
- TWO BEDROOMS
- FITTED KITCHEN
- CELLAR
- SHORT WALK TO TOWN & STATION
- NO CHAIN



## Description

This delightful period cottage is set in Leatherhead conservation area whilst only a short walk to the town centre and Leatherhead station.

Offered with no chain the ground floor accommodation includes an open plan sitting/dining room with fireplace and door to the cellar offering useful study/office space. An inner hall leads to the bathroom, stairs to the first floor and bright fitted kitchen with door to the garden. Upstairs there is a double bedroom with fitted wardrobes and second smaller double bedroom.

Outside, there is a pretty landscaped rear garden with artificial grass, gravel paths, well stock beds and garden shed.

\*Parking - Middle Road residents qualify to use the Upper Fairfield Road long stay car park (about 50-100 yrds away) - £745 per annum. (Search - Silver Permits, Mole Valley district Council or email [parking@molevalley.gov.uk](mailto:parking@molevalley.gov.uk))

<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	D

## 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.

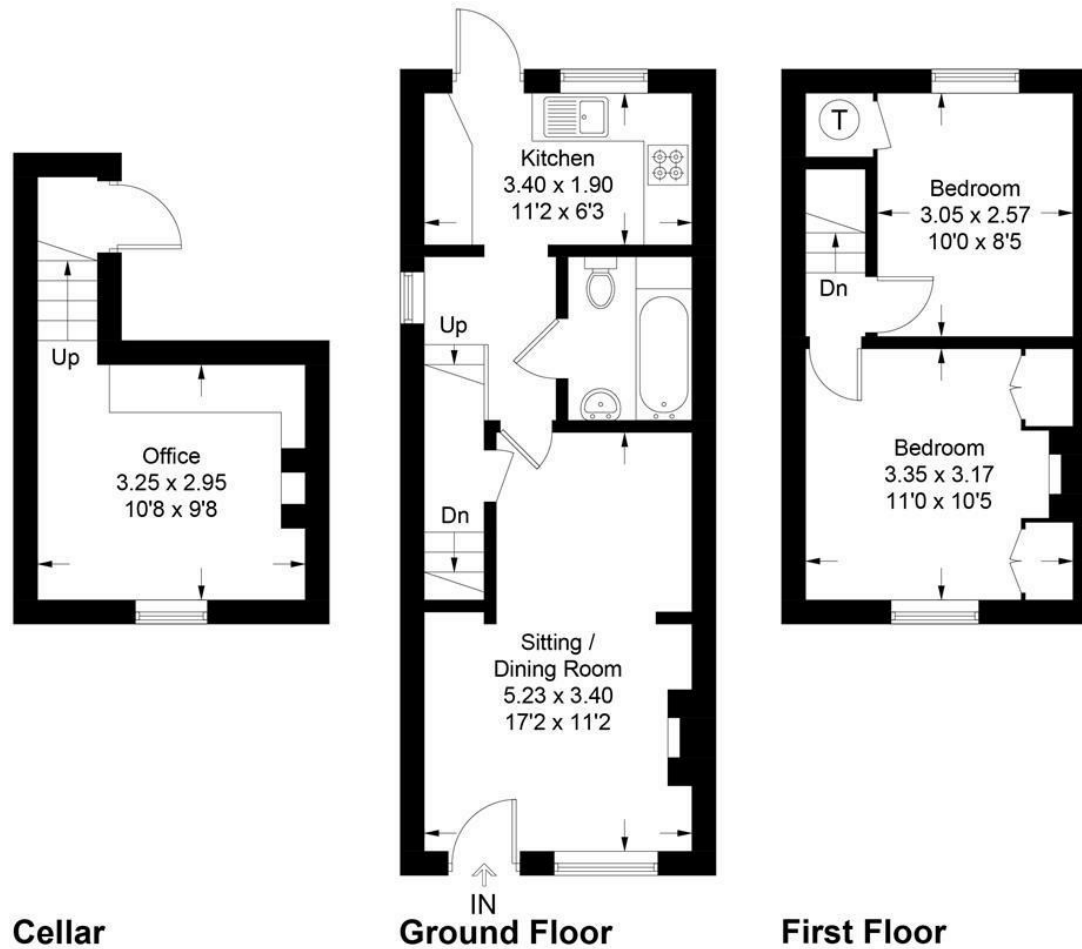
The main line railway station offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is only a two-minute drive away, providing easy access to both Gatwick and Heathrow Airports.

There is a wide range of quality private and state schooling in the general area. Private schools include St. John's in Leatherhead, Downsends 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.

Hundreds of acres of Green Belt countryside are within walking distance of the house, 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 = 53.4 sq m / 575 sq ft  
 Cellar = 11.8 sq m / 127 sq ft  
 Total = 65.2 sq m / 702 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. (ID1218875)  
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