



19 Randalls Road, Leatherhead, Surrey, KT22 7TQ

Price Guide £850,000



- 1930'S BUILT DETACHED HOUSE
- 4 BEDROOMS
- SUPERB FITTED KITCHEN WITH APPLIANCES
- GROUND FLOOR CLOAKROOM
- 90' SOUTH-WESTERLY FACING GARDEN
- 1,726 SQUARE FOOT ACCOMMODATION
- 3 RECEPTION ROOMS
- LUXURY FAMILY BATHROOM
- GRAVELLED PARKING AREA
- FEW MINUTES WALK FROM STATION

Description

Buyers are encouraged to view this well modernised 1930's built detached house in order to appreciate the great views over open countryside to the rear.

With polished wood parquet flooring to the reception rooms and hall, the spacious accommodation provides over 1,700 sq ft of living space which includes lounge to the front with bay window, dining room with fireplace and french doors to an attractive Victorian style conservatory, ground floor cloakroom (with underfloor heating), separate study and the open plan kitchen is well fitted with a range of fitted cabinets, appliances, granite worktops and heated tiled floor.

On the first floor are 4 excellent bedrooms, two with bespoke fitted wardrobes and a luxurious bathroom with underflooring heating, Victorian style 4 piece suite including a freestanding bath, large shower enclosure and marble tiling.

Externally, there is a gravelled area to the front providing ample parking and the lovely 90' rear garden is south-westerly facing, laid mainly to lawn and includes a large porcelain stone patio and summerhouse with lighting and power.



Situation

Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose Local, numerous cafes and restaurants, Nuffield Health Fitness Gym in The Crescent and Leatherhead leisure centre is located on the edge of the town

The main line railway station is just a few minutes walk away and offers fast and frequent services north to London, south to Dorking and Guildford. Junction 9 of the M25 is north of Leatherhead and provides a fast link to Gatwick and Heathrow International Airports.

There is a wide range of quality private and state schooling in the general area. Private schools include St. John's in Leatherhead, Downsend Prep School, City of London Freemen's School in Ashtead 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 and there are numerous golf clubs close by.

Tenure

Freehold

EPC

D

Council Tax Band

F

 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 160.4 sq m / 1726 sq ft
Studio = 15.4 sq m / 166 sq ft
Total = 175.8 sq m / 1892 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. (ID1055494)

www.bagshawandhardy.com © 2024

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

