



32 Windfield, Leatherhead, KT22 8UG

Price Guide £310,000





- FIRST FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- KITCHEN
- LARGE LOFT SPACE
- NEW CARPET IN HALLWAY

- £1000 PA SERVICE CHARGE
- SITTING/DINING ROOM
- BATHROOM
- GARAGE & ON STREET PARKING
- CLOSE TO TOWN

## Description

In a very convenient location close to the town centre, this first floor maisonette enjoys bright and spacious accommodation in a quiet residential road.

Approached via own front door, the interior includes a fitted kitchen and bathroom, good sized South Westerly facing sitting/dining room and two double bedrooms with built in wardrobes. The specification also includes new carpet in the hallway, a combination type boiler, smart meter and double glazing.

Externally the communal lawns and frontages are well maintained, there is on street parking and there is a garage just a few yards away.

<b>Tenure</b>	Leasehold
<b>EPC</b>	C
<b>Council Tax Band</b>	D
<b>Lease</b>	939 years remaining
<b>Service Charge</b>	£1000 pa
<b>Ground Rent</b>	£25 pa

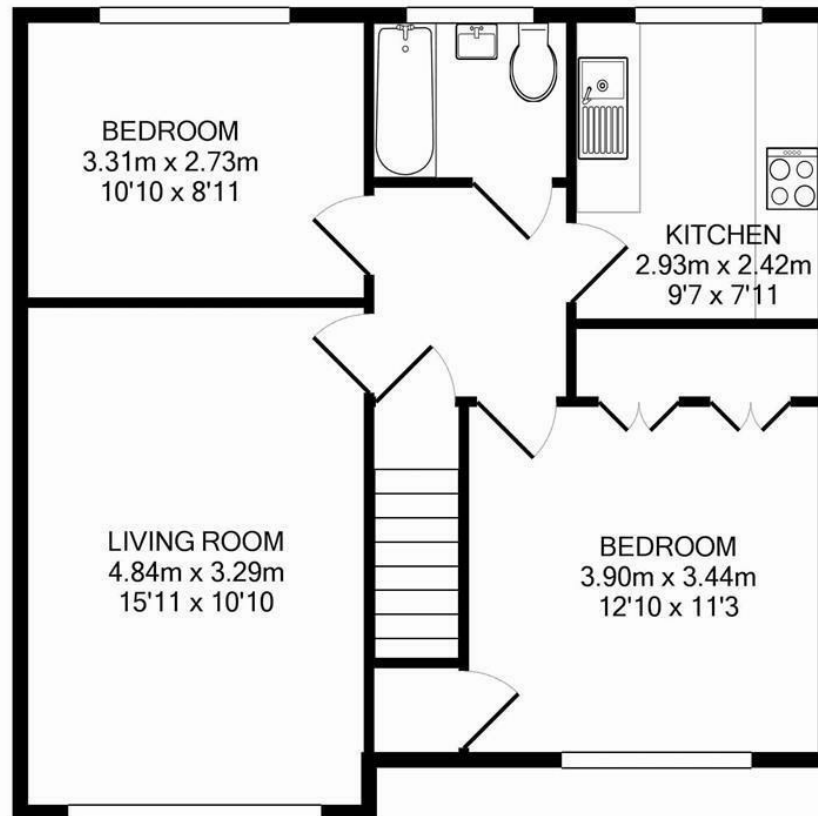
## Situation

Located on the very popular St Johns School area of Leatherhead, this property is within walking distance of the town centre, Waitrose, Parish Church, Nuffield Health Fitness & Wellbeing Gym and mainline station. Leatherhead town centre offers a variety of shops including a Boots, WH Smith and Sainsbury's in the part covered Swan Shopping Centre.

Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful of outdoor activities at Bocketts Farm, Denbies Wine Estate, and Polesden Lacy.





Total Approx. Floor Area 61.1 Sq.M. (657 Sq.Ft.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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