

3 Aitken Place, Leatherhead, KT22 7XQ

Price Guide £650,000









- STYLISH SEMI-DETACHED HOUSE
- THREE BEDROOMS
- LARGE OPEN PLAN KITCHEN/DINING ROOM
- TWO BATHROOMS
- AMPLE OFF STREET PARKING
- 1392 SQ.FT.
- SITTING ROOM
- SPACIOUS HALL & CLOAKROOM
- LANDSCAPED GARDENS
- LARGE GARDEN STORE

Description

Built in 2021 by Biles & Co, this stylish and spacious semi-detached home offers a modern ground floor layout whilst enjoying a landscaped gardens and ample off street parking.

Stylish throughout, a large hall with cloakroom gives way to a lovely 19'4 x 12'11 triple aspect sitting room and a superb open plan kitchen/family/dining room featuring central island, superb range of cabinets, integrated appliances TV area and space for dining table with bi-folding doors to the garden. Upstairs, the principal bedroom features a dressing room and en suite with walk-in shower, second double bedroom, single bedroom (currently used as a study) and family bathroom. The attic is boarded and cleverly adapted within the structure to create more storage space.

Outside, to the front there is allocated parking for four cars, gated side access lead round to the rear garden via a recently built garden store. The garden features a paved terrace, lawn, covered bbq area and mature boundary hedging and flower beds.

Tenure	Freehold
EPC	B
Council Tax Band	E

Situation

There are some local shops nearby, whilst 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. State schools include St Andrew's RC School and Therfield Secondary School (located at the end of Dilston Road), both in Leatherhead whilst Private schools include St. John's in Leatherhead, Downsend School, City of London Freemen's School in Ashtead.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts Farm and Box Hill.







Approximate Gross Internal Area = 129.3 sq m / 1392 sq ft



Ground Floor **First 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. (ID738417)

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