4A Poplar Road, Leatherhead, KT22 8SJ

Price Guide £1,100,000

- BRAND NEW DETACHED HOUSE - 1681 SQ.FT
- FOUR BEDROOMS
- KITCHEN/DINING ROOM
- OFF STREET PARKING
- 10 YEAR BUILD SECURE WARRANTY
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- GOOD SIZED GARDEN
- HALL & CLOAKROOM
- SHORT WALK TO TOWN

Description

Now nearing completion by First Touch Limited, this superb detached family house offers excellent family accommodation whilst set in Leatherhead's conservation area and enjoying a good sized south facing garden.

The ground floor accommodation has underflooring heating and comprises a spacious hall with cloakroom, sitting room, study and separate utility room. The heart of the home is an impressive kitchen/family room featuring a breakfast peninsular, Bosch appliances, Quartz worksurfaces with upstands and bi-folding doors to the rear terrace.

Upstairs the principal bedroom overlooks the rear garden and has a large en suite bathroom with twin basins, there are three further bedrooms and family bathroom. (Grohe fittings to both bathrooms).

Outside, the driveway provides ample off street parking, side access leads to a lovely rear garden with terrace and lawn.

10 Year Build Secure Warranty (ALL PHOTOS USED ARE CGI's)

Tenure	Freehold
SAP	tbc
Council Tax Band	tbc

Situation

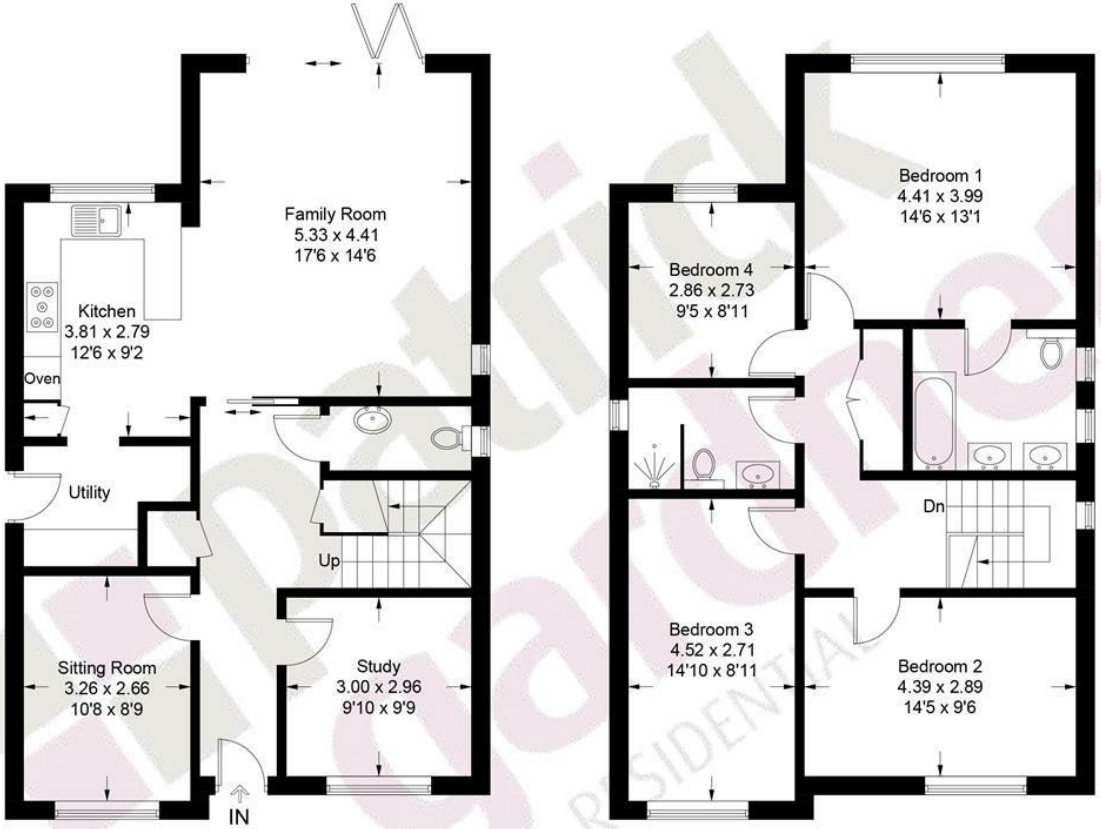
Located on the very popular south side of Leatherhead, this property is within walking distance of the town centre, Parish Church, Nuffield Health Fitnesss & Wellbeing Gym and nearby allotments.

Leatherhead town centre offers a variety of shops including a Boots, WH Smith and Sainsbury's Supermarket in the part covered Swan Shopping Centre. In nearby Church Street is a Little Waitrose. The town centre itself offers a wide variety of quality independent restaurants and pubs. Within the area there are highly regarded both state and private schools including in Leatherhead St John's School and Downsend School whilst at nearby Mickleham is Box Hill School.

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 International Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking, cycling and horse riding. Other outdoor family pursuits on the doorstep include Polesden Lacy, Denbies Wine Estate, Bocketts Farm and Norbury Park.

Approximate Gross Internal Area = 156.2 sq m / 1681 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. (ID1311293)

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