



13 Byron Place, Leatherhead, Surrey, KT22 8AX

Price Guide £549,950



- VICTORIAN SEMI-DETACHED HOUSE
- TWO/THREE BEDROOMS
- KITCHEN BREAKFAST ROOM
- DOUBLE GLAZING
- LANDSCAPED GARDEN
- OFF STREET PARKING FOR THREE CARS
- TWO RECEPTION ROOMS
- MODERN FAMILY BATHROOM
- CELLAR
- SHORT WALK TO TOWN

Description

This beautifully presented two/three bedroom Victorian semi-detached house offers 1112 sq.ft. (incl. cellar) whilst set at the end of a pretty cul-de-sac within a short walk of the town centre and mainline station.

A covered porch with recently replaced front door leads to a bright sitting room with wide bay window, dado rail, grey oak effect flooring and door to the inner hall with stairs to first floor. The dining room has stairs to cellar (underneath front reception room) and return door to the kitchen breakfast room with tiled floor, fitted range of cabinets, space for breakfast table and door to useful utility area which also provides access to a newly refurbished fully tiled family bathroom.

Upstairs, a good sized master bedroom has a front aspect and small wardrobe, there is a bedroom/study with borrowed light from the landing and third double bedroom with en suite wc.

Outside, there is off street parking for three cars, a wide side garden leads to a landscaped part walled rear garden with patio, small lawn, box hedging and mature flower borders.



Situation

Leatherhead town offers a comprehensive range of shopping facilities including the partly covered Swan Shopping Centre, theatre, Waitrose Local in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is located on the edge of the town at Fetcham Grove.

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 north of Leatherhead and provides access to the national motorway network together with Gatwick and Heathrow International Airports.

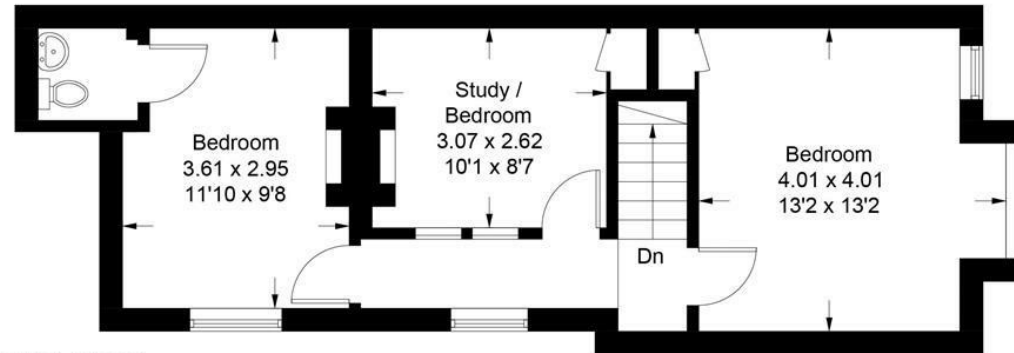
There is a wide range of quality private and state schooling in the general area. Private schools include St. John's, Downsend Prep School, City of London Freeman's School in Ashted and state schools include St Andrew's RC School and Therfield Secondary School.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned.

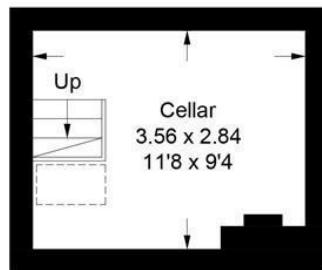
Tenure	Freehold
EPC	D
Council Tax Band	E

 = Reduced headroom below 1.5m / 5'0

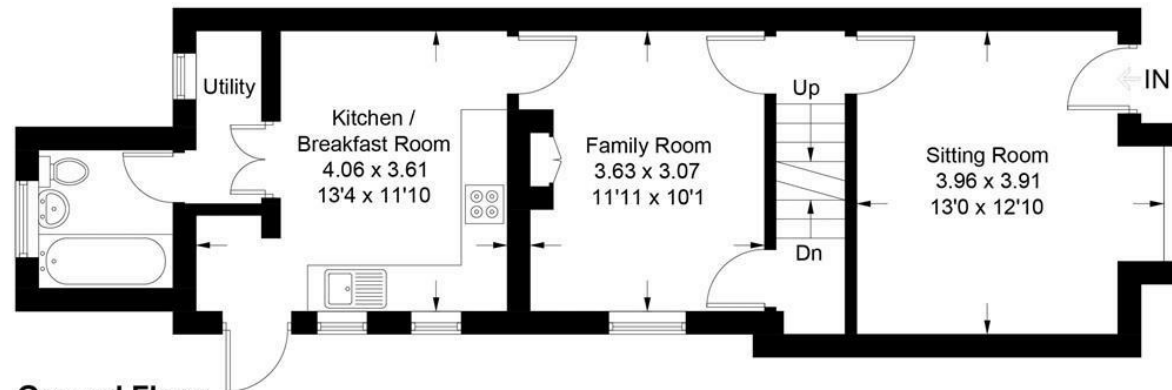
Approximate Gross Internal Area = 93.2 sq m / 1003 sq ft
 Cellar = 10.1 sq m / 109 sq ft
 Total = 103.3 sq m / 1112 sq ft



First Floor



Cellar



Ground 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. (ID889865)

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