



46 Upper Fairfield Road, Leatherhead, Surrey, KT22 7HS

Price Guide £675,000





- REFURBISHED TO A HIGH STANDARD
- THREE BEDROOMS ALL WITH FITTED WARDROBES
- DOWNSTAIRS CLOAKROOM
- USEFUL LOFT ROOM
- CONSERVATION AREA
- SELF CONTAINED ANNEXE
- OPEN PLAN LIVING ROOM/KITCHEN
- LUXURY BATHROOM
- GATED OFF ROAD PARKING
- SHORT WALK TO STATION & TOWN CENTRE



## Description

Refurbished to a high standard, this three bedroom semi- detached house is located in Leatherhead's Conservation Area just a short walk from the town centre and railway station.

The exceptional level of accommodation also includes an open plan living room/kitchen which has fitted with a range of Schmidt units and high end appliances, luxury bathroom and downstairs w.c..

All three bedrooms have fitted wardrobes and in addition there is a useful loft room ideal as an office or playroom.

To the rear of the sunny aspect low maintenance garden is a self contained annexe with a large studio room, kitchen and shower room. Further benefits include a secure gated off road parking space and no onward chain. Residents parking \* - £84 p.a. for 1st car, £104 p.a. for second car.

Early viewing strongly advised.

Tenure	Freehold
EPC	D
Council Tax Band	D

## 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. The town offers a wide variety of quality independent restaurants and coffee shops. Within the area there are highly regarded both state and private schools including in Therfield, St John's School and Downsends School whilst at nearby Mickleham is RGS Surrey Hills School.

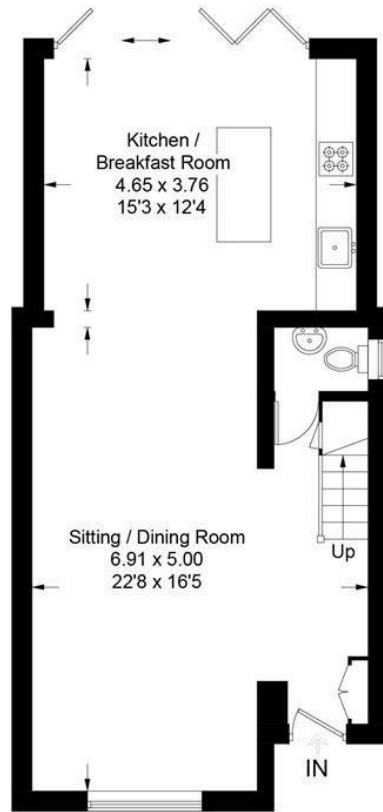
Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

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. Epsom Downs (home of the famous Derby horse race) is within 15 minutes drive and Headley Heath is just 10 minutes away.

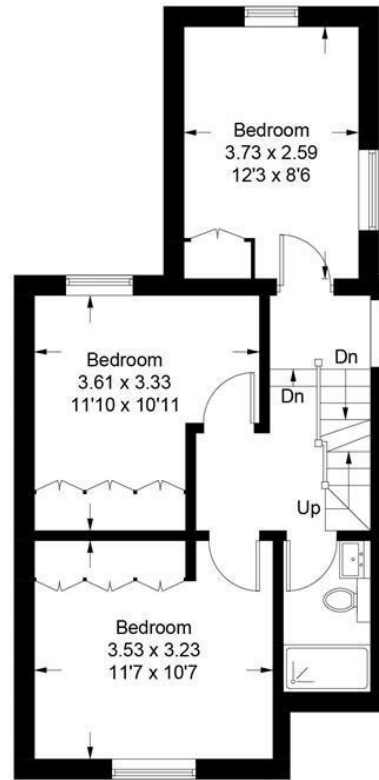


 = Reduced headroom below 1.5m / 5'0

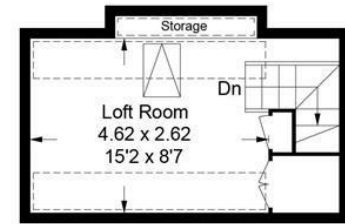
Approximate Gross Internal Area = 107.7 sq m / 1159 sq ft  
Annexe = 26.2 sq m / 282 sq ft  
Total = 133.9 sq m / 1441 sq ft



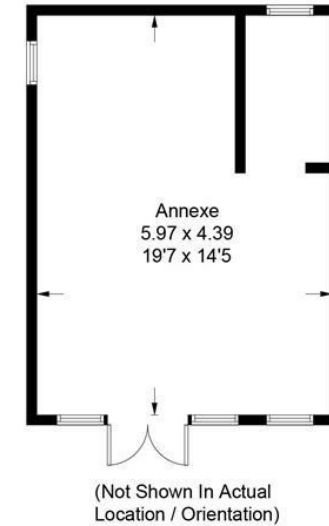
**Ground Floor**



**First Floor**



**Second 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. (ID838169)  
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1-3 Church Street, Leatherhead, Surrey, KT22 8DN  
**Tel:** 01372 360078 **Email:** leatherhead@patrickgardner.com  
**www.patrickgardner.com**

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