



6 Tudor Walk, Leatherhead, KT22 7HX

Price Guide £499,950





- SEMI-DETACHED HOUSE
- SITTING/DINING ROOM
- BATHROOM
- OFF STREET PARKING
- CLOSE TO TOWN & STATION

- THREE BEDROOMS
- FITTED KITCHEN
- JUST UNDER 900 SQ.FT.
- SOUTH WEST FACING GARDEN
- CLOSE TO SCHOOLS



## Description

Delightfully presented, this light and bright three bedroom semi-detached house offers spacious ground floor accommodation whilst situated in a quiet and popular residential cul-de-sac within a short walk of Leatherhead's mainline station and local schools.

A covered porch leads through to the entrance hall with coats hanging space and double doors to a living room with large under-stairs cupboard and featuring solid Bamboo floor and modern fireplace. A wide opening leads to the dining area of off which is a good sized insulated conservatory with double doors to the rear garden and double aspect fitted kitchen also with rear door to the patio.

From the hall, stairs lead to the landing with access via pull down ladder to a boarded and lit loft space. There are two double bedrooms, single bedroom (each with fitted wardrobes) and family bathroom.

Outside, an attractive frontage with lawn and flower borders has an adjacent driveway with off street parking for two cars with side gate leading to a 40' X 25' South West facing rear garden with patio, lawn and garden shed screened with hedging and fencing



## Situation

Tudor Walk is within a short walk of the town centre, Waitrose, Parish Church, Nuffield Health Fitness & Wellbeing Gym and Leatherheads mainline station.

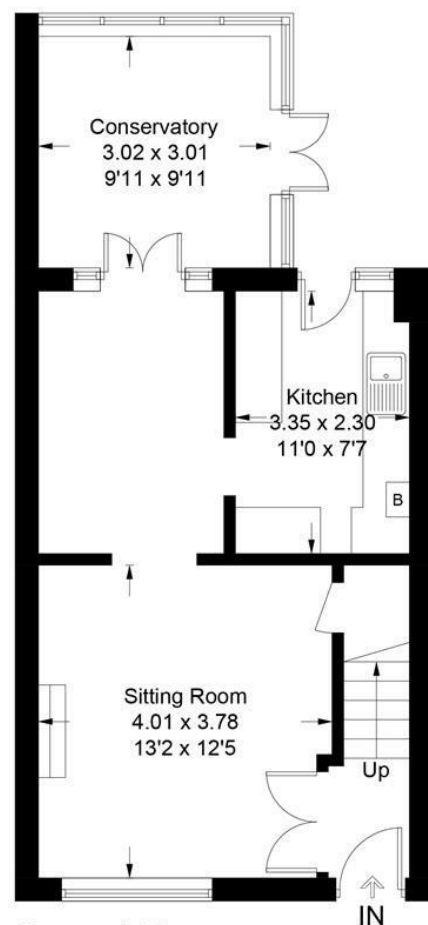
The town offers a wide variety of quality independent restaurants and coffee shops. Within the area there are highly regarded both state and private schools including St Andrews R.C. School, St John's School and Downsends School whilst at nearby Mickleham is Box Hill School. There are also 3 nurseries within 5 minutes' walk

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.

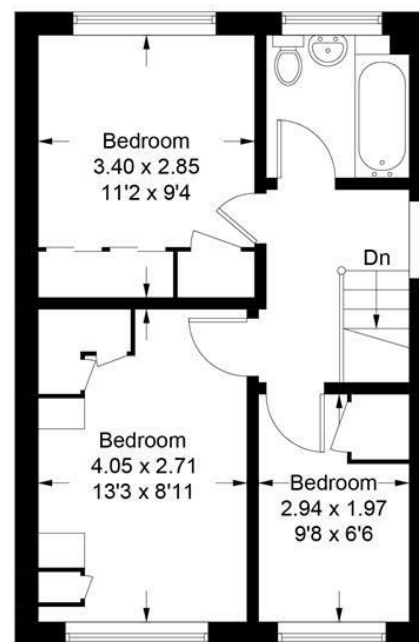
The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful of outdoor activities at Bocketts Farm, Denbies Wine Estate, and Polesden Lacy.

Tenure	Freehold
EPC	D
Council Tax Band	D

Approximate Gross Internal Area = 83.3 sq m / 897 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. (ID1204701)

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