



Lime Cottage Fir Tree Road, Leatherhead, Surrey, KT22 8RG

Price Guide £895,000





- DETACHED FAMILY HOUSE
- SCOPE TO EXTEND (STPP)
- SITTING ROOM
- LARGE GARDEN
- DINING ROOM

- PRIME RESIDENTIAL LOCATION
- THREE/FOUR BEDROOMS
- 0.2 ACRE PLOT
- DRIVEWAY + CARPORT
- NO CHAIN



## Description

This spacious detached family house is set on a quiet residential road in South Leatherhead whilst enjoying a mature 0.2 acre plot and an excellent opportunity to extend (STPP) and remodel to create a superb family home.

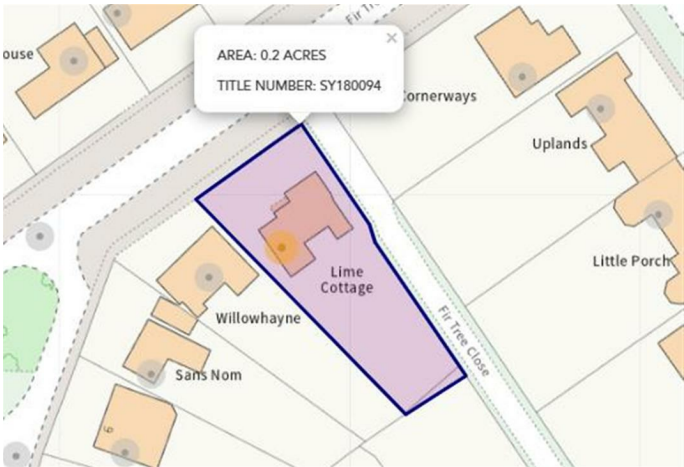
The accommodation comprises reception hall with cloakroom, triple aspect 18' x 15' sitting room with conservatory, study (currently used as bedroom 4), dining room and kitchen with views over the garden.

Upstairs, there are three good sized bedrooms and two large bathrooms.

Outside, the driveway providing off street parking and useful carport. Gated side access leads to a lovely Southerly facing rear garden over just under 100' with large terrace, mature beds, trees and hedging.

Conveniently for a purchaser there is no onward chain

Tenure	Freehold
EPC	D
Council Tax Band	F



## Situation

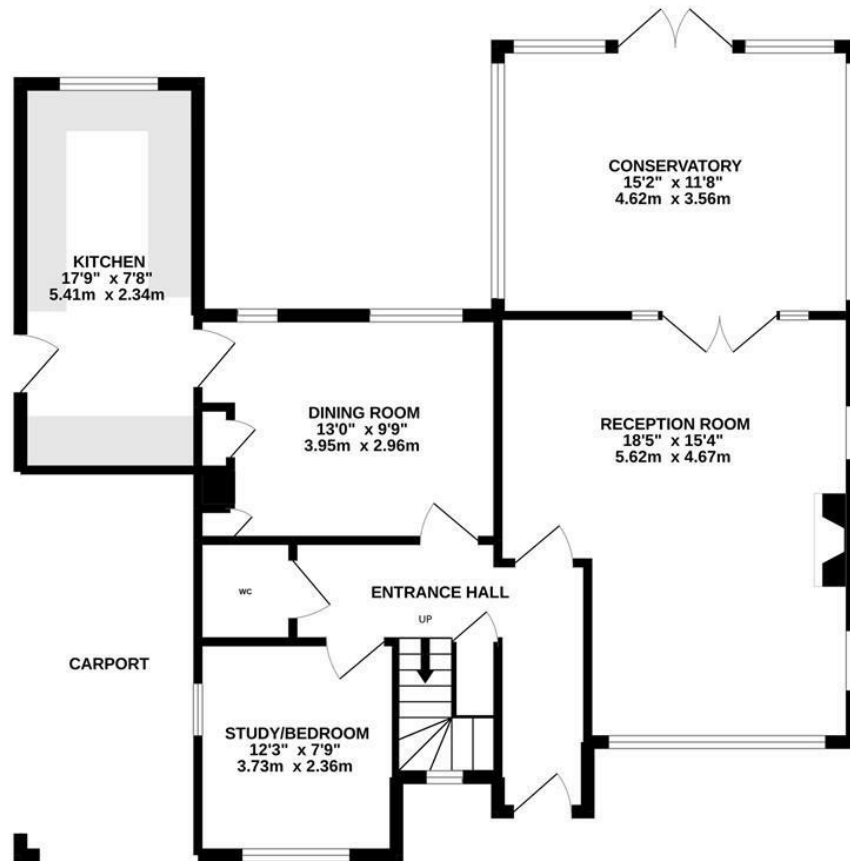
Located on the very popular south side of Leatherhead, this property is within walking distance of the town centre and station, Parish Church, Nuffield Health Fitness & Wellbeing Gym and river walks.

Leatherhead town centre offers a variety of shops including a Waitrose, Boots, WH Smith and Sainsbury's Supermarket in the part covered Swan Shopping Centre. The town centre itself offers a wide variety of boutique coffee shops, 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.

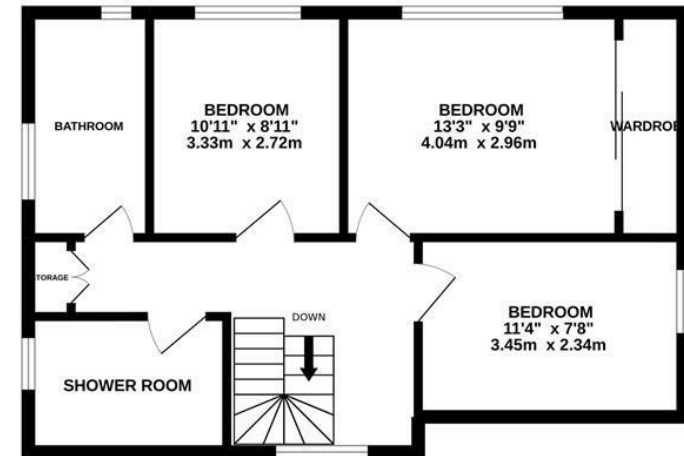
Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. The M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful 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.

GROUND FLOOR  
1008 sq.ft. (93.7 sq.m.) approx.



1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1528 sq.ft. (142.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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