



Walnut Cottage, 16 Homelands, Leatherhead, KT22 8SU

Price Guide £719,950



- ATTRACTIVE 1930's DETACHED HOUSE
- TWO RECEPTION ROOMS
- SEPARATE UTILITY ROOM
- RESIDENTIAL CUL-DE-SAC
- CLOSE TO SCHOOLS, STATION & TOWN
- THREE DOUBLE BEDROOMS
- FITTED KITCHEN
- SCOPE TO EXTEND/REMODEL (STPP)
- DRIVEWAY TWO CARS & GARAGE
- NO CHAIN

Description

This attractive late 1930's detached house is set on a South West facing plot in an established residential cul-de-sac within walking distance of local schools, town centre and mainline railway station. The property also offers a buyer a great opportunity to extend/remodel (STPP)

Offered with no onward chain, the bright and spacious accommodation comprises a good sized reception hall with cloakroom, interconnecting sitting / dining room with gas and electric fireplaces, fitted kitchen with integrated appliances, separate utility room and single garage.

Upstairs, the principal bedroom has fitted wardrobes, there are two further double bedrooms and modern family shower room.

Outside, there is a driveway for two cars + garage with adjoining lawn, gated side access leads to a lovely South West facing garden featuring a mature Walnut Tree, lawn, flower beds and edged with mature hedging and trees. Garden shed.

Tenure	Freehold
EPC	F
Council Tax Band	F

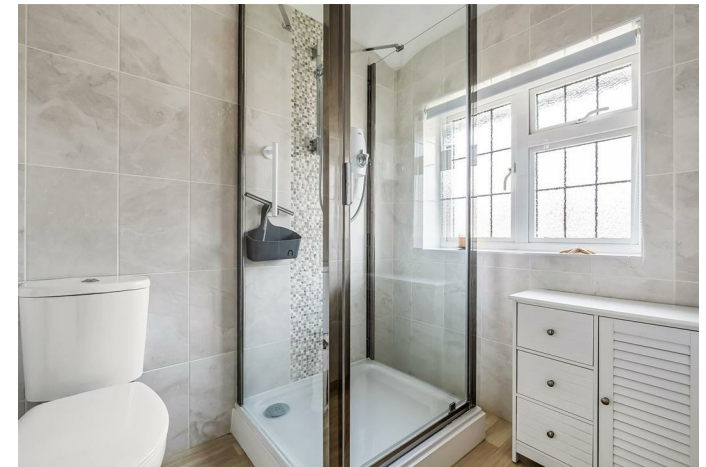
Situation

Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose Local and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town.

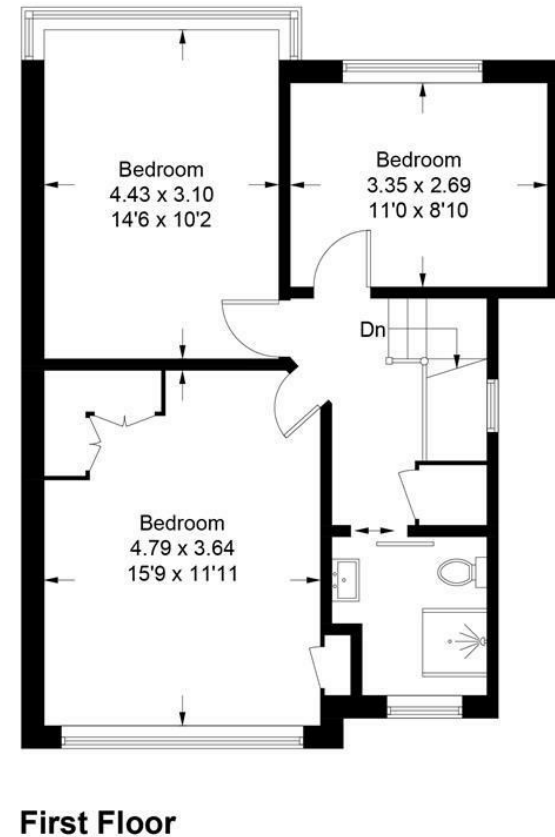
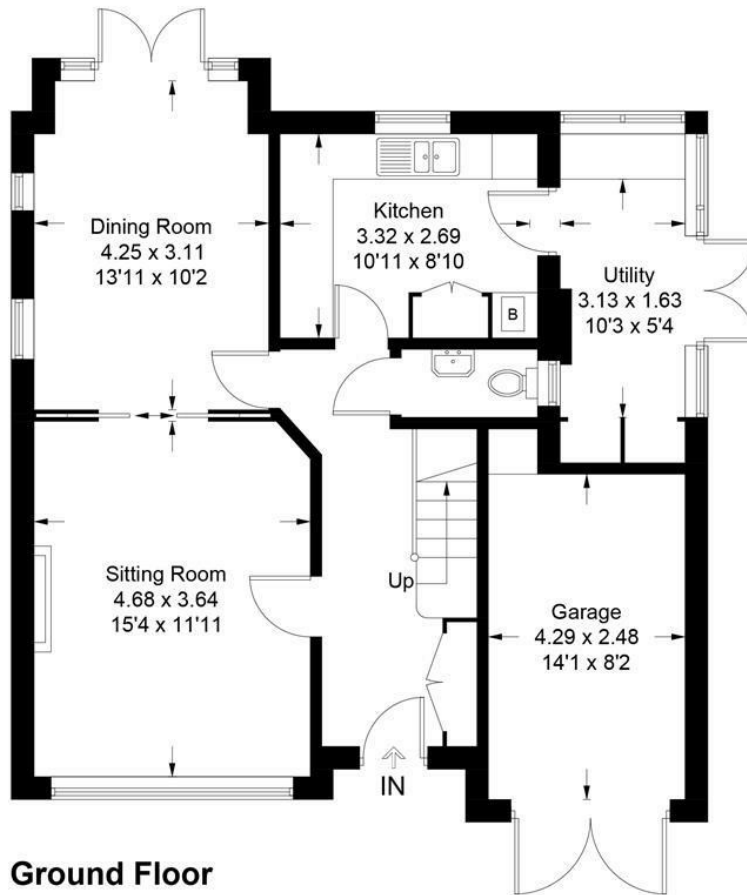
The main line railway station offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is only a two-minute drive away, providing easy access to both Gatwick and Heathrow Airports.

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

Hundreds of acres of Green Belt countryside are within walking distance of the house, much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts farm, Denbies Wine Estate and Epsom Downs where the famous Derby is held.



Approximate Gross Internal Area = 115.7 sq m / 1245 sq ft
 Garage = 11.9 sq m / 128 sq ft
 Total = 127.6 sq m / 1373 sq ft



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. (ID1195756)
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