



1 By Pass Road, Leatherhead, Surrey, KT22 7BY

Asking Price £415,000



- 3 BEDROOM SEMI-DETACHED HOUSE
- ENTRANCE LOBBY
- GOOD SIZED KITCHEN
- 45' DEEP REAR GARDEN
- GAS FIRED HEATING VIA RADIATORS
- OFF ROAD PARKING
- LIVING ROOM WITH FIREPLACE
- GROUND FLOOR BATHROOM
- VIRTUALLY ALL DOUBLE GLAZED
- NO ONWARD CHAIN

Description

This early 1930's built semi-detached house enjoys a convenient position being within walking distance of local shops and schools.

Offered with NO ONWARD CHAIN the well proportioned accommodation includes on the ground floor an entrance lobby with stairs to first floor, a front living room with attractive Victorian style fireplace (not in use), kitchen with a door to the outside and spacious ground floor bathroom.

On the first floor there are 3 bedrooms - all being of a good size.

All the windows bar one are double glazed and there is gas fired heating via radiators.

To the rear, the garden is about 45' deep and to the front there is off road parking for 2 cars.

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.

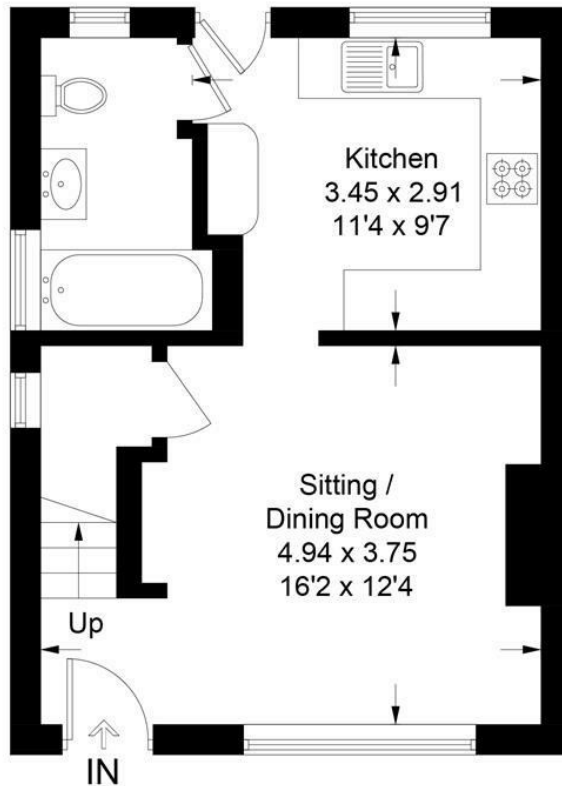
There is a wide range of quality private and state schooling in the general area including for older children, St Andrew's RC School and Therfield Secondary School.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts farm and Epsom Downs where the famous Derby is held.

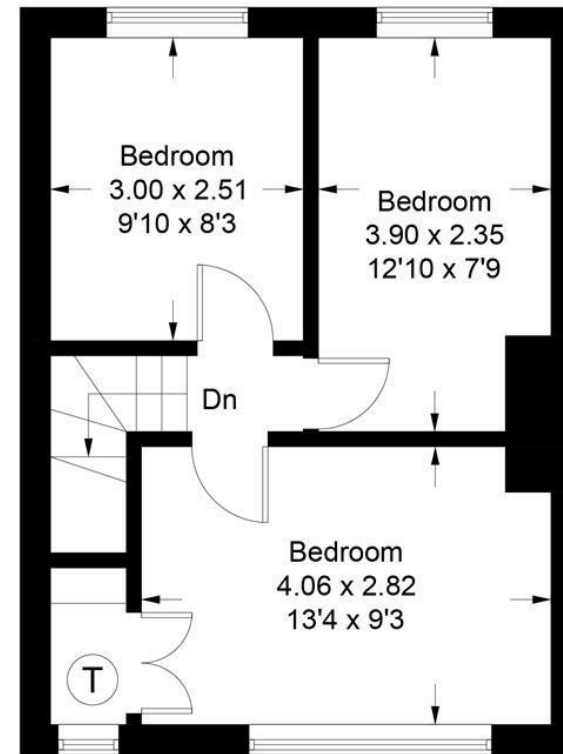
Tenure	Freehold
EPC	D
Council Tax Band	D



Approximate Gross Internal Area = 67.6 sq m / 728 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. (ID1159776)
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