



Fairway Lodge St Nicholas Hill, Leatherhead, Surrey, KT22 8NE

Price Guide £1,425,000



- BRAND NEW DETACHED BUNGALOW
- KITCHEN/FAMILY/DINING ROOM
- UTILITY ROOM
- 2 FURTHER BEDROOMS AND BATHROOM
- UNDERFLOOR HEATING
- ABOUT 1950 SQ.FT PLUS GARAGE
- SITTING ROOM & STUDY
- PRINCIPAL BEDROOM WITH ENSUITE
- GARAGING
- 10 YEAR NHBC WARRANTY

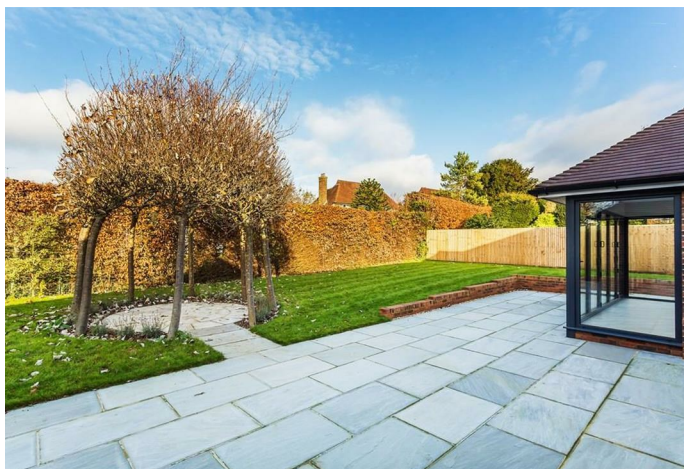
Description

This BRAND NEW detached bungalow is positioned on a lovely mature plot on one of Leatherhead's most sought after private roads being just a short walk away from the town centre and it's shops.

READY TO MOVE INTO NOW, the developer Airborne Properties Ltd are well known locally for completing their developments to a high standard with features including a gated driveway, underfloor heating throughout, a quality kitchen from Charnay of Oxshott and Porcelanosa tiled bathrooms with fitted Villeroy & Boch sanitary ware.

The spacious accommodation extends to about 1950 sq.ft. plus garaging and includes an entrance hall, guest cloakroom, superb open plan kitchen/dining/family room with utility room off, separate study and sitting room, 3 bedrooms (one with ensuite shower room and dressing room).

10 year NHBC Warranty.



Situation

Leatherhead offers excellent state and private schooling including St John's School and Downsend School whilst at nearby Mickleham is Box Hill School.

Leatherhead offers excellent mainline commuter access to London Waterloo/Victoria - just over 45 minutes whilst j.9 of the M25 at Leatherhead provides access to the national motorway network being almost equidistant between Heathrow and Gatwick International Airports.

Much of the general area is Green Belt countryside, some of which is National Trust owned with Epsom Downs (home of the Derby) being just 15 minutes drive and Headley Heath is just 10 minutes away. There are numerous golf course nearby including Tyrrells Wood at Leatherhead, the RAC Country Club at Epsom and Effingham Golf Club at Effingham.

Tenure

Freehold

EPC

B

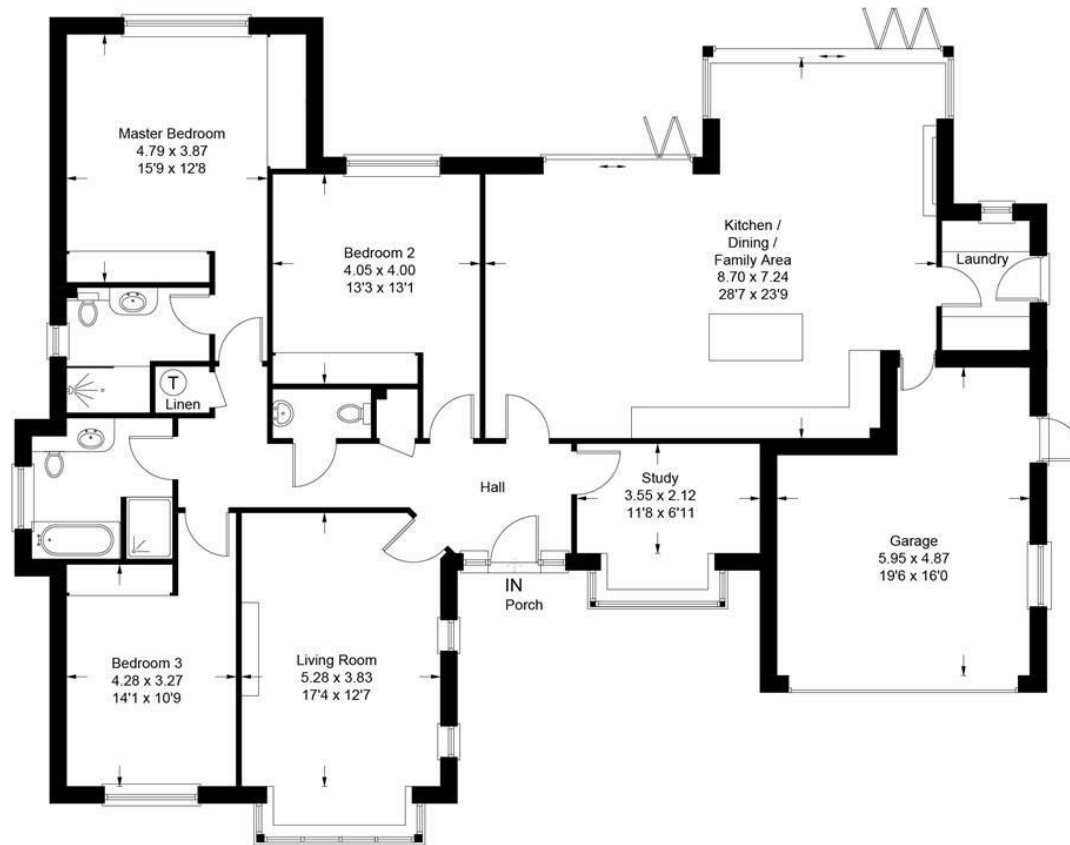
Council Tax Band

New Build - not assessed yet

Road Charge

£150 per annum

Approximate Gross Internal Area = 181.1 sq m / 1949 sq ft
Garage = 25.3 sq m / 272 sq ft
Total = 206.4 sq m / 2221 sq ft



Ground 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. (ID850314)
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