



 **patrick
gardner**
RESIDENTIAL

87 Teazlewood Park, Leatherhead, KT22 7JR

Price Guide £325,000



- MODERN FREEHOLD HOUSE
- 1 BEDROOM
- DOUBLE GLAZED CONSERVATORY
- WHITE BATHROOM SUITE
- TWO ALLOCATED PARKING SPACES
- OWN PRIVATE GARDEN
- DUAL ASPECT LOUNGE
- MODERN FITTED KITCHEN
- DOUBLE GLAZED
- END OF CHAIN

Description

A well presented one bedroom semi-detached house which is offered in good order throughout to create light, spacious and modern living whilst enjoying a sunny and west facing rear garden.

A private front door leads into the entrance lobby with good sized storage cupboard. An inner door leads to a double aspect living/dining room with 2 store cupboards and patio door which lead to a double glazed conservatory. A modern kitchen has a range of fitted units, built in oven and hob and the window overlooks the garden.

From the living area, an open staircase leads to the landing with linen cupboard. The double aspect master bedroom is a good size with fitted wardrobe. There is a tiled family bathroom with white suite. and over bath shower.

Gated side access leads to the rear garden with mature hedges providing a good degree of privacy. There is are two allocated parking spaces.

N.B. There is a small annual service charge of £169.36 (April 2022 - March 2023) or the upkeep of the grass verges and strip of land adjacent to the development

Situation

The property is conveniently located within about 22 minutes' walk from Leatherhead town centre and mainline train station.

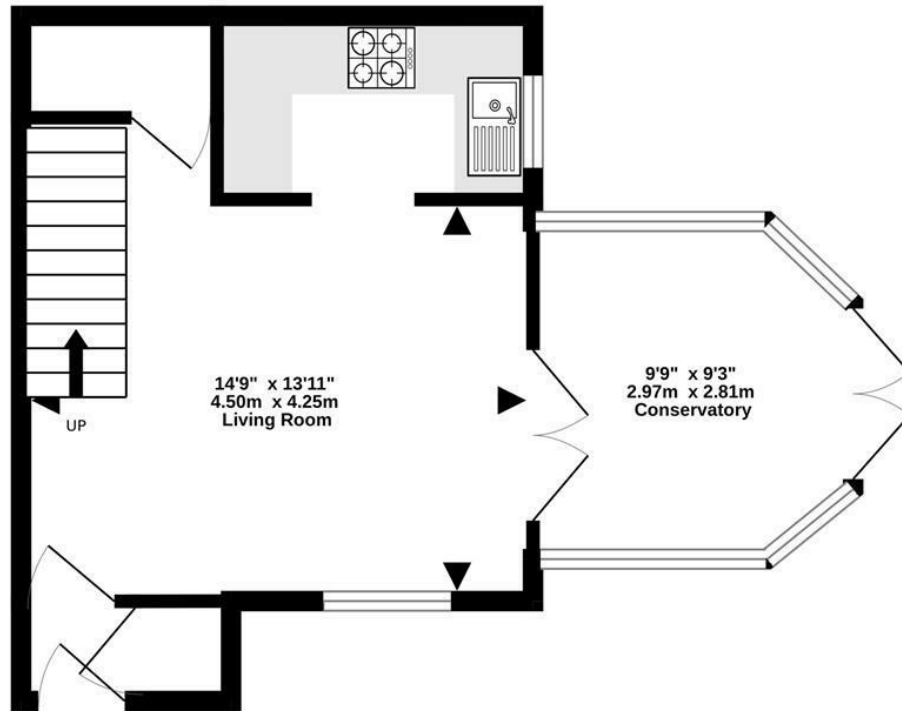
A tesco supermarket is just around the corner and Leatherhead town offers a comprehensive range of shops, theatre, further leisure facilities.

The mainline station offers frequent services to London Waterloo and London Victoria whilst both Heathrow and Gatwick airports are within 30 minute drive.

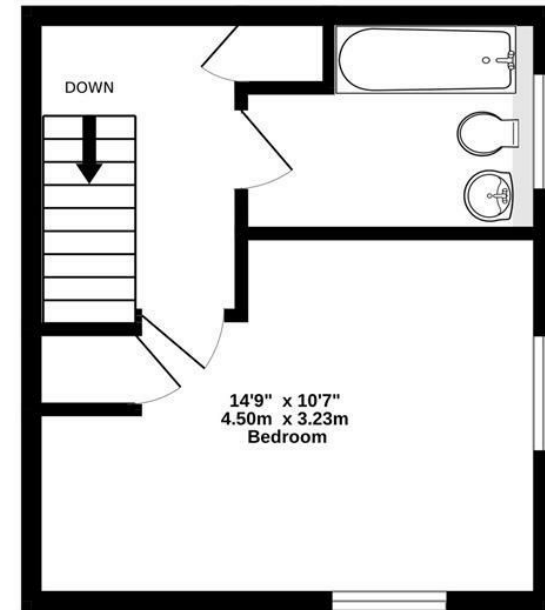
Tenure	Freehold
EPC	C
Council Tax Band	C



GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR
249 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA : 601 sq.ft. (55.8 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.
Made with Metropix ©2023

1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 **Email:** leatherhead@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

