



37 Bridge Street, Leatherhead, KT22 8BN

Share of Freehold - Price Guide £369,950



- SUPERB GROUND FLOOR MAISONETTE
- OPEN PLAN KITCHEN/DINING ROOM
- SHARE OF THE FREEHOLD
- 833 SQ.FT.
- SHORT WALK TO RIVER AND TOWN
- THREE BEDROOMS
- TWO BATHROOMS
- \* ALLOCATED PARKING
- LOVELY ORDER THROUGHOUT
- COMMUNAL GARDENS

## Description

This beautifully presented maisonette offers 833 sq.ft. of accommodation whilst within offering allocated parking and a share of a communal garden.

Stylish throughout, a good sized hall gives way to a superb 23' x 10 open plan kitchen/dining/living room featuring a lovely herringbone floor to the kitchen area, modern fitted cabinets, space for dining table and carpeted living area. The principal bedroom features stairs to a modern shower en suite, there is a second double bedroom and third bedroom (currently used a study) and family bathroom.

Outside the property benefits from a sunny aspect lawned communal garden and an allocated parking space. The property further benefits from a share of the freehold. Early viewing advised.

\* The allocated parking space is located in Emlyn Lane about 100 yards away.

|                         |                                 |
|-------------------------|---------------------------------|
| <b>Tenure</b>           | Leasehold - Share of Freehold   |
| <b>EPC</b>              | B                               |
| <b>Council Tax Band</b> | C                               |
| <b>Lease</b>            | 999 Years from 1st January 2016 |
| <b>Service Charge</b>   | £1,200 pa                       |
| <b>Ground Rent</b>      | £0.00                           |

## Situation

Bridge Street is within Leatherhead conservation area and withing walking distance of the town centre, Waitrose, Parish Church, Nuffield Health Fitness & Wellbeing Gym and Leatherheads mainline station.

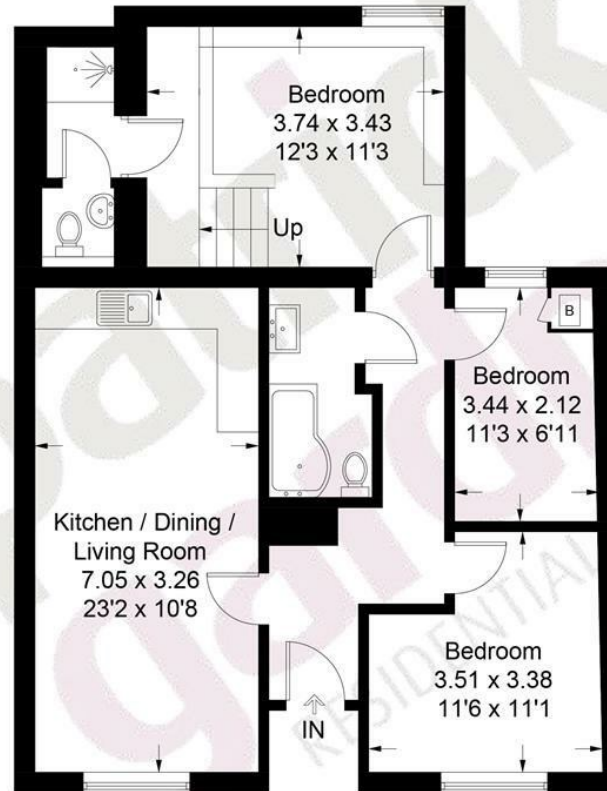
The town offers a wide variety of quality independent restaurants and coffee shops. Within the area there are highly regarded both state and private schools including St Andrews R.C. School, St John's School and Downsend School whilst at nearby Mickleham is Box Hill School.

Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of 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 of outdoor activities at Bocketts Farm, Denbies Wine Estate, and Polesden Lacy.



Approximate Gross Internal Area = 77.4 sq m / 833 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. (ID1301541)

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