



59a Highlands Road, Leatherhead, KT22 8NW

Price Guide £799,950



- MODERN DETACHED BUNGALOW
- TWO/THREE BEDROOMS
- FULLY FITTED KITCHEN
- CLOSE TO TOWN CENTRE
- LARGE RECEPTION HALL

- SUPERB SITTING/DINING ROOM
- STUDY/BEDROOM THREE
- QUIET LOCATION
- DRIVEWAY AND CARPORT
- NO CHAIN

Description

Built in 2013 by a local builder of repute, this two/three bedroom detached bungalow is set in a highly desirable road in South Leatherhead whilst within walking distance of the town centre.

Offering just over 1000 sq.ft. + carport, the well appointed and bright accommodation comprises a large reception hall with coats cupboard, splendid sitting/dining room with bi-folding doors to the garden and wood burning stove and wide opening to the fully fitted kitchen with bay window.

The principal bedroom has fitted wardrobes and en suite with large walk-in shower, second double bedroom with fitted wardrobes, family bathroom and third small bedroom which is used as a study.

A block pavier driveway provide off street parking and leads to a single carport. Side access leads to a lovely manageable and well maintained garden with patio, lawn, flower borders and garden shed.

This is a super property in a lovely location and is offered with no chain

Tenure	Freehold
EPC	B
Council Tax Band	G



Situation

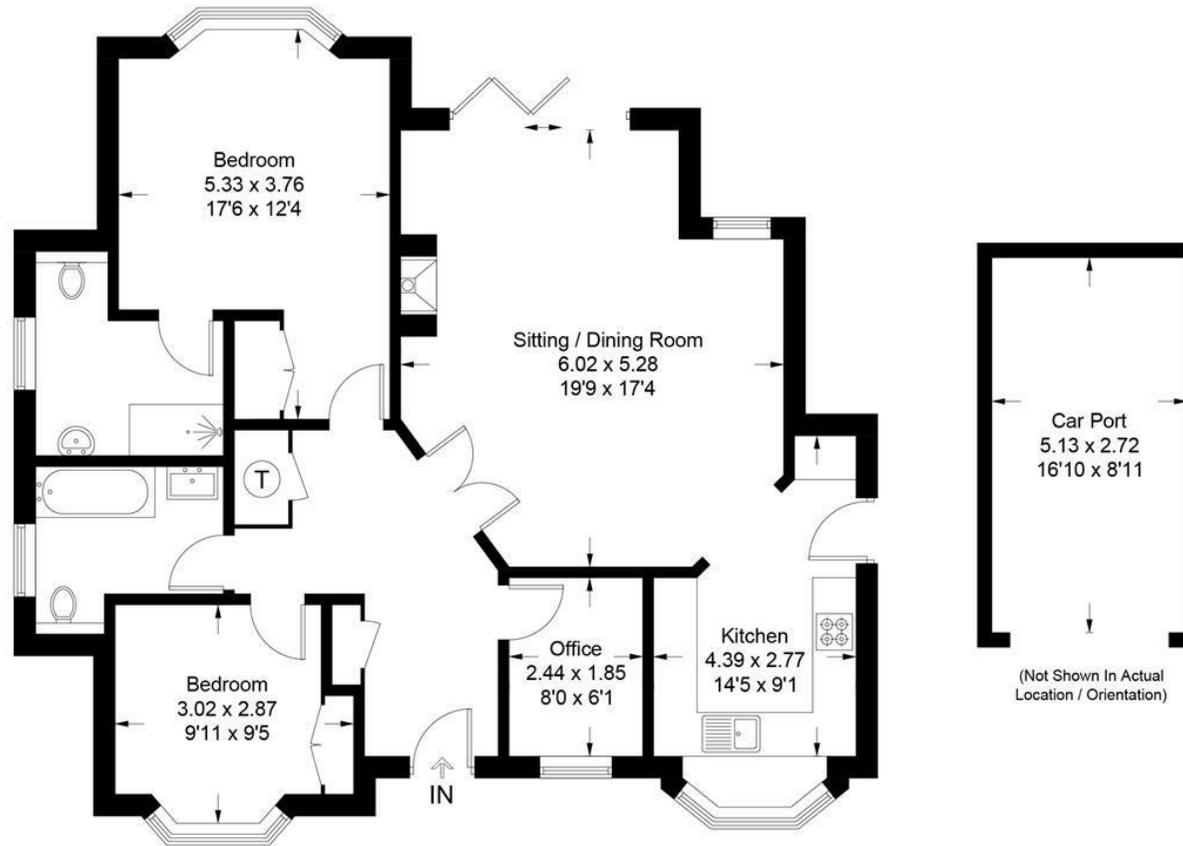
Located on the very popular south side of Leatherhead, the property is located within walking distance of the town centre, Waitrose, Parish Church, Library and Nuffield Health Gym.

In nearby Church Street is a Little Waitrose. The town centre itself offers a wide variety of quality independent restaurants and pubs. Within the area there are highly regarded both state and private schools including in Leatherhead St John's School and Downsend School whilst at nearby Mickleham is Box Hill School.

Leatherhead is well located for commuter access to London Waterloo and Victoria with regular services of just over 45 minutes. Junction 9 of the M25 at Leatherhead offers access to the national motorway network being almost equidistant between Heathrow and Gatwick International Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking and horse riding. There are numerous golf courses and other outdoor activities at Denbies Wine Estate, Bocketts Farm, Polesden Lacy and Norbury Park.

Approximate Gross Internal Area = 94.8 sq m / 1020 sq ft
(Excluding Car Port)



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. (ID1154319)
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1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 Email: leatherhead@patrickgardner.com
www.patrickgardner.com

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