



166 Kingston Road, Leatherhead, Surrey, KT22 7PZ

Price Guide £475,000



- VICTORIAN SEMI-DEATCHED HOUSE
- TWO BATHROOMS
- SITTING ROOM
- GOOD SIZED GARDEN
- SHORT WALK TO SCHOOLS & STATION
- THREE BEDROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- CONSERVATORY
- OFF STREET PARKING (TWO CARS)
- NO CHAIN

Description

This delightful Victorian three bedroom house offers just over 1000 sq.ft. of family accommodation whilst featuring off street parking and within a short walk of local schools, shops and mainline railways station.

Bright a spacious throughout the ground floor comprises a front sitting room with fireplace and bay window, open plan kitchen/dining room with breakfast bar, built-in oven and hob, solid wood worksurfaces and useful under stairs cupboard. An inner hall leads to a modern downstairs bathroom and conservatory with double doors to the rear garden.

Upstairs, there is the master bedroom with an en suite shower room, second double bedroom and third small double bedroom.

Outside, off street parking provides for two cars and gated side access leads to the rear garden with good sized sandstone patio and lawn. Conveniently for a purchaser there is no onward chain.



Situation

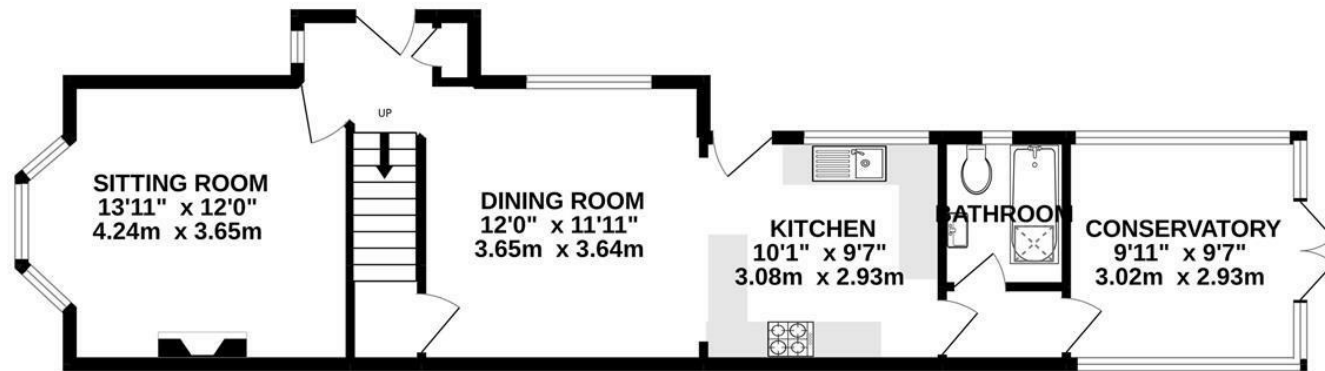
Leatherhead town offers a comprehensive range of shopping facilities including the partly covered Swan Shopping Centre, theatre, Waitrose Local in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is located on the edge of the town at Fetcham Grove.

The main line railway station offers fast and frequent services north to London termini and south to Dorking and Guildford. Junction 9 of the M25 is north of Leatherhead and provides access to the national motorway network together with Gatwick and Heathrow International Airports.

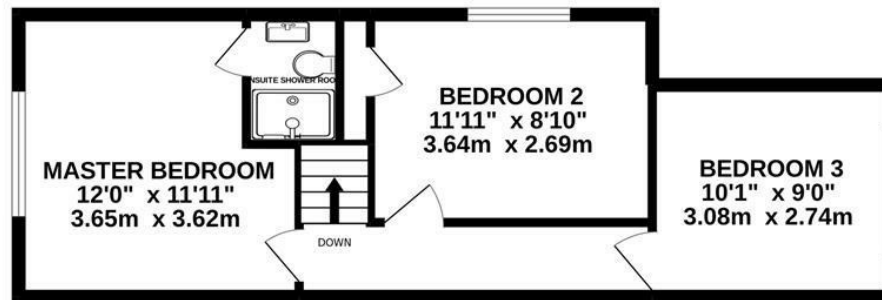
There is a wide range of quality private and state schooling in the general area including nearby Therfield Secondary School.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned.

Tenure	Freehold
EPC	E
Council Tax Band	D



GROUND FLOOR



1ST FLOOR

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.
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