

19 Randalls Park Avenue, Leatherhead, Surrey, KT22 7NS

Offers In Excess Of £450,000









- EXTENDED SEMI-DETACHED HOUSE
- OPEN PLAN KITCHEN/DINING ROOM
- LARGE FAMILY BATHROOM
- 60' REAR GARDEN
- CLOSE TO SCHOOLS & STATION
- THREE BEDROOMS
- SITTING ROOM
- HEAD OF CUL-DE-SAC
- LARGE GARDEN CABIN/WORKSHOP
- 1282 SQ.FT.INCL.OUTBUILDINGS

Description

Situated at the head of a residential cul-de-sac, this extended semi-detached family house offers 918 sq.ft. of well presented accommodation over two floors whilst enjoying a good sized garden and 364 sq.ft. garden cabin/workshop.

All the rooms on both floors feature oak flooring (excluding bathrooms), the hall leads through to a lovely sitting room with useful understairs cupboard, the an inner hall leading to good sized bathroom and through to a lovely cottage style kitchen/dining room via the utility room. The kitchen features a Rayburn oven and solid wood worksurfaces. Upstairs the principal bedroom has built in wardrobes and ensuite wc, there are two further good sized bedrooms.

Outside, there is driveway parking for three/four cars, secure covered side access leads through to a lovely rear garden with rear patio, lawn and large garden cabin/workshop

Tenure	Freehold
EPC	C
Council Tax Band	D

Situation

Randalls Park Avenue is situated within walking distance of the town centre, local schools and Leatherhead's mainline station.

Leatherhead town centre offers a variety of shops including a Waitrose, Boots, WH Smith and Sainsbury's in the part covered Swan Shopping Centre. 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 Therfield, St Andrews, St John's School and Downsend School whilst at nearby Mickleham is RGS Surrey Hills.

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.

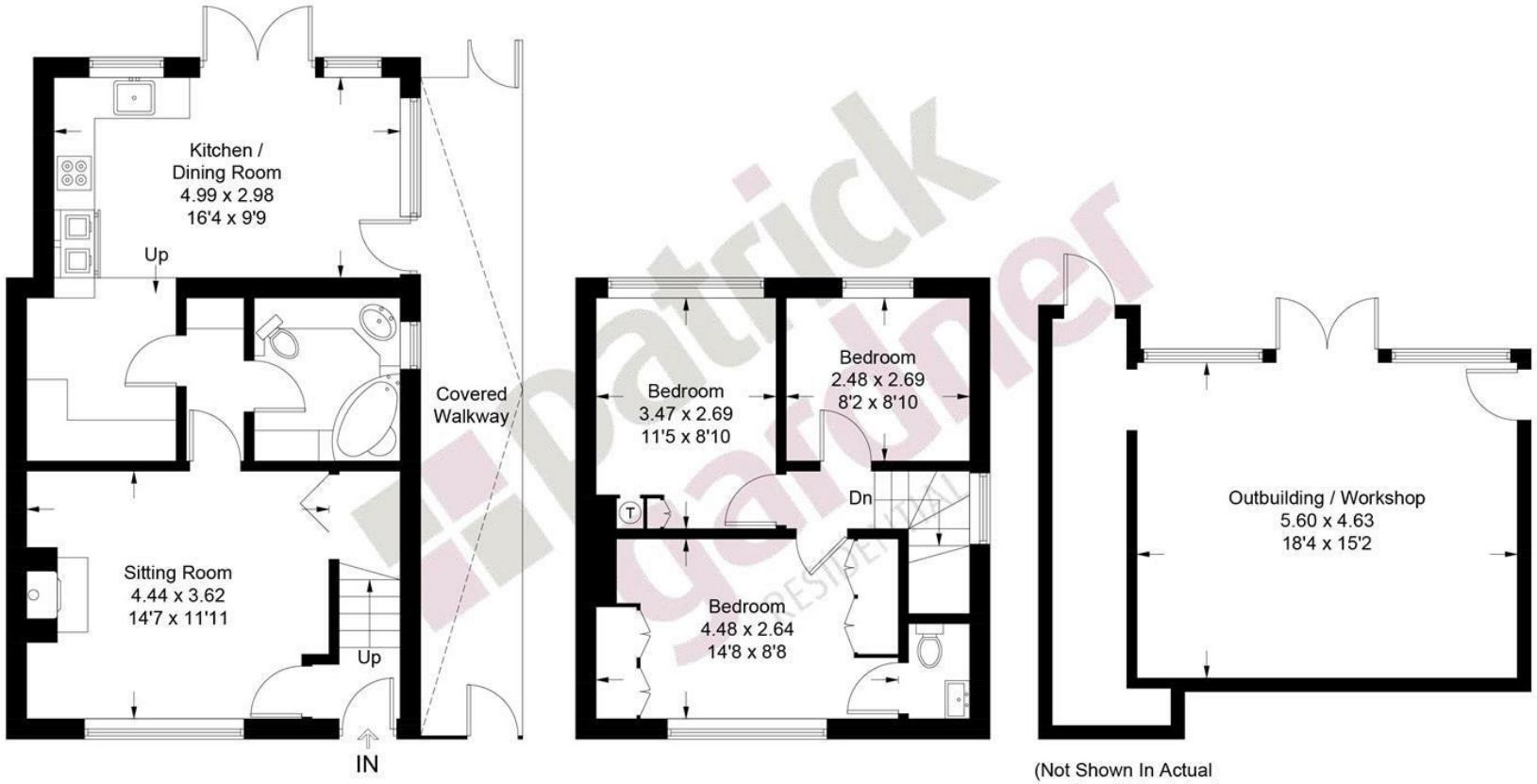
The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful of outdoor activities at Bocketts Farm, Denbies Wine Estate, and Polesden Lacey. Epsom Downs (home of the famous Derby horse race) is within 15 minutes drive and Headley Heath is just 10 minutes away.







Approximate Gross Internal Area = 85.3 sq m / 918 sq ft
Outbuilding / Workshop = 33.8 sq m / 364 sq ft
Total = 119.1 sq m / 1282 sq ft
(Excluding Covered Walkway)



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. (ID1305424)

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