



Leatherhead

Guide Price £625,000

Leatherhead

A charming semi-detached house offering accommodation over three floors and many character features including strip wood floors, cast iron fireplaces and bay windows.

The principle living space is an open plan kitchen/family room ideal for daily living or entertaining alike. Double doors open to an appealing front aspect living room and there is a rear aspect conservatory space that opens to a private patio and generous family garden with space to enlarge the property (STPP)

In addition there is a downstairs WC, useful utility space with access to the rear and separate entrance hall. The first floor comprises a principle bedroom, bathroom and two rear aspect bedrooms looking out over the garden.

A guest bedroom/teenager space occupies the second floor and includes Velux windows with leafy views of the locality and church steeple, the adjoining en-suite shower and WC has been smartly re-fitted with a contemporary finish.

The house is situated at the lower end of Highlands Road and is within easy reach of Leatherhead town centre and train station which offers direct links into London in under 45 minutes. There are many shops and restaurants in the town as well a fantastic leisure centre, and the highly sought-after St Johns, Downsend, St Andrews and Therfield schools are just a short walk away, a recently re-furnished playground is on the doorstep.

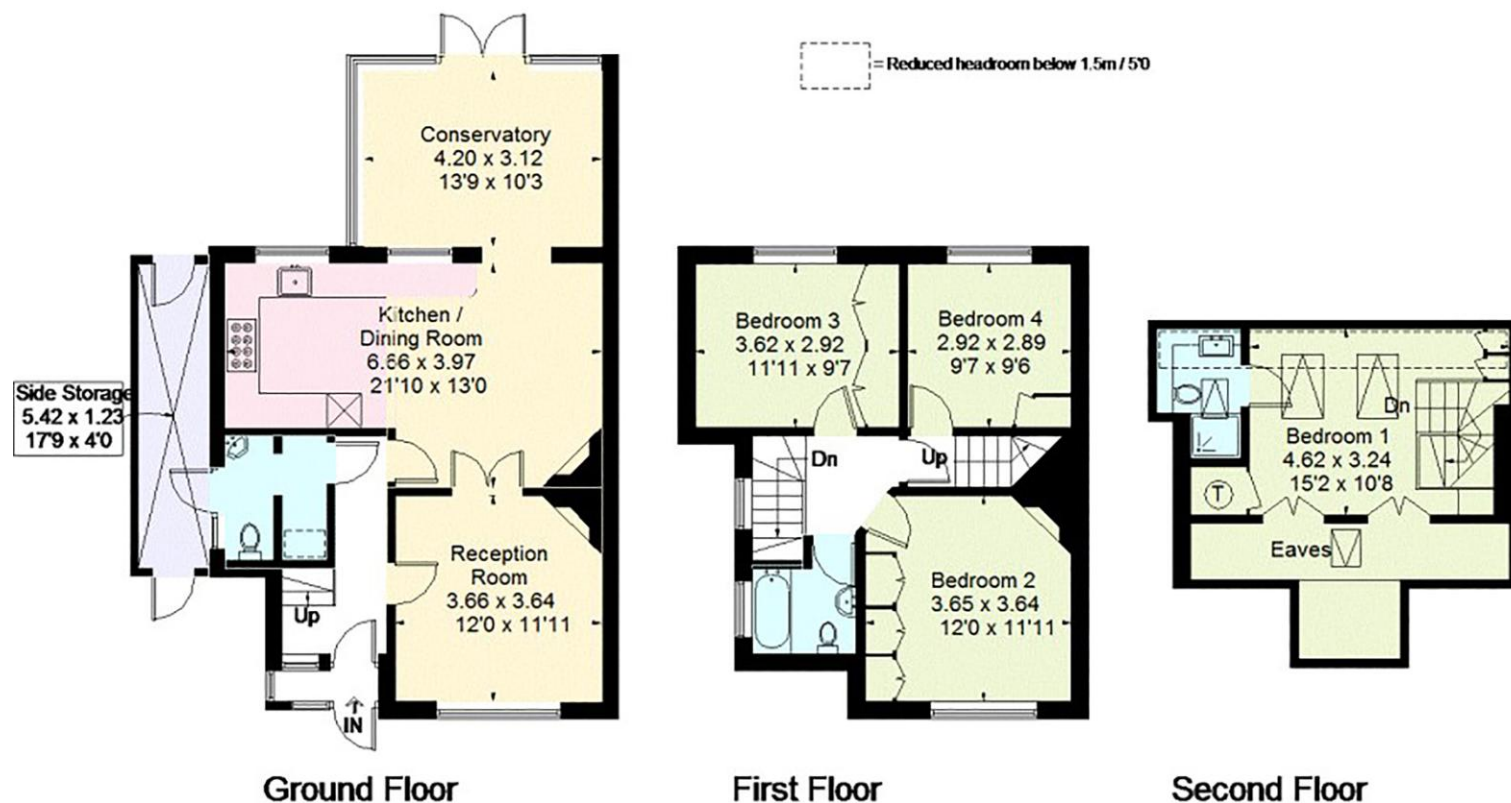
- Charming Family Home
- Four Bedrooms
- Two Bathrooms Plus WC
- Kitchen/Family Room
- Lounge and Conservatory
- Character Features
- Rear Garden And Patio
- Popular, Schools And Transport Links Nearby
- Scope To Enlarge (STPP)



Floor Plan

Highlands Road, Leatherhead

Approximate Gross Internal Area = 136.5 sq m / 1469 sq ft
(Excluding Eaves / Including Side Storage)

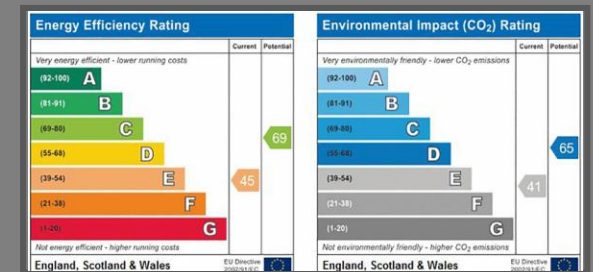
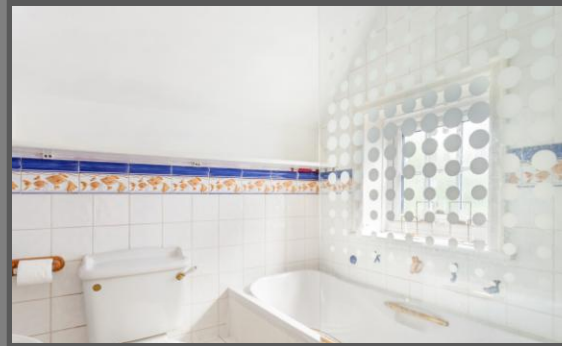
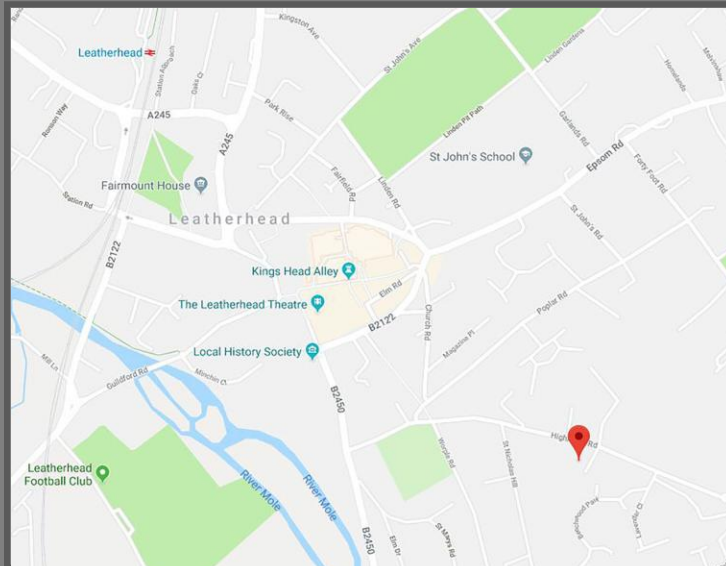


FLOORPLANZ © 2018 0203 9056099 Ref: 221445

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Location

The house is situated at the lower end of Highlands Road and is within easy reach of Leatherhead town centre and train station which offers direct links into London in under 45 minutes.



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.