



HE HUGGINS
EDWARDS
& SHARP

KINGSTON ROAD, LEATHERHEAD, KT22 7QE
£375,000 FREEHOLD



KINGSTON ROAD LEATHERHEAD, KT22 7QE

**Character Semi Detached House
Excellent Decorative Order
Within Walking Distance Town Centre
Easy Access M25 & Tesco Superstore**

**Two Bedrooms • Study • Entrance Hall
Modern Family Bathroom with Shower
Lounge with Fireplace • Dining Room
Modern Fitted Kitchen
Sealed Unit Double Glazed Windows
Gas Central Heating To Radiators
Rear Garden with Southerly Aspect
Paved Patio**

The property is A CHARACTER SEMI DETACHED HOUSE having colourwash elevations with an attractive bay window to the front under a slate roof. The property has been redecorated and modernised and benefits from gas fired central heating to radiators and sealed unit double glazed windows throughout. The accommodation is presented in excellent decorative order and on the ground floor there is an entrance hall, lounge with attractive bay window and feature fireplace, separate dining room with exposed timber floor and modern fitted kitchen. The first floor landing is approached by a turning staircase and there are 2 bedrooms and study together with a modern bathroom with shower. An internal inspection is thoroughly recommended to appreciate this character house.



GROUND FLOOR

ENTRANCE HALL

outside courtesy light, part glazed front door, double fitted cupboard with display shelves above, stairs lead to first floor landing with exposed timber handrail and balustrade, panelled door to:

LOUNGE 13'10" × 11'2" (4.22m × 3.40m)

into attractive bay window, sealed unit double glazed windows, radiator with radiator cover, double radiator, wall light points, feature fireplace with gas coal effect fire, television point, coved ceiling.

DINING ROOM 11'2" × 11'1" (3.40m × 3.38m)

exposed timber floor, fitted display shelves, radiator with radiator cover, understairs storage cupboard with light.

MODERN FITTED KITCHEN 11'7" × 6'11" (3.53m × 2.11m)

fitted with an excellent range of white gloss fronted wall and floor units with contrasting work surfaces, inset one and a half bowl single drainer stainless steel sink unit with mixer tap, gas cooker point, integrated fridge/freezer and dishwasher, part tiled walls, plumbing and space for washing machine and dryer, radiator, tiled effect floor, wall mounted gas fired boiler for central heating and domestic hot water, recessed ceiling lights, sealed unit double glazed door to garden.



FIRST FLOOR

FIRST FLOOR LANDING

approached by a turning staircase with radiator and radiator cover, access to loft, door to:

BEDROOM 1 11'4" × 10'2" (3.45m × 3.10m)

two sealed unit double glazed windows, radiator with radiator cover, two built in wardrobes, double cupboards above, television point.

STUDY 11'3" × 6'4" (3.43m × 1.93m)

sealed unit double glazed window, wood effect floor, coved ceiling, door to:

BEDROOM 2 12'1" × 7'3" (3.68m × 2.21m)

sealed unit double glazed window, wood effect floor, coved ceiling, fitted display shelves, radiator with radiator cover.

MODERN BATHROOM

white suite comprising panelled enclosed bath with mixer tap, wall mounted shower unit, glazed shower screen, pedestal wash hand basin, mirror door medicine cabinet, low level w.c., part tiled walls, chromium plated heated towel rail, extractor fan.

OUTSIDE

FRONT GARDEN

The garden is mainly paved with low retaining brick wall and conifers and evergreens. Footpath leads down the side of the property with pedestrian gate and gives access to the rear garden.

REAR GARDEN

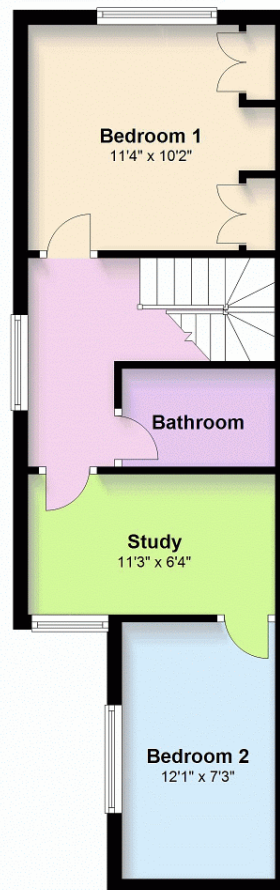
The garden is enclosed by 1.8m high panel fencing and extends to approximately 50ft in depth enjoying a southerly facing aspect. There is a paved patio area, low retaining wall/seating area, timber wendy house,



Ground Floor
Approx. 391.0 sq. feet



First Floor
Approx. 382.2 sq. feet

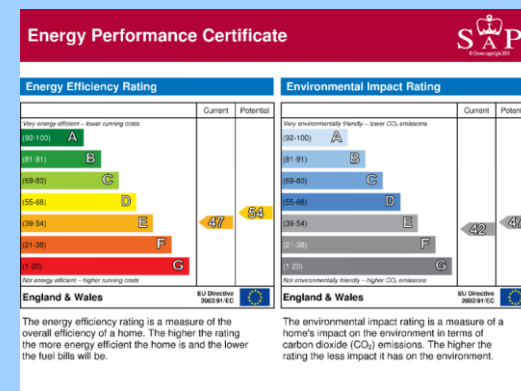


Total area: approx. 773.3 sq. feet

- Note 1 - Please note domestic and electrical appliances have not been tested.
- Note 2 - Mains gas, electricity, water and drainage are all connected to the property.
- Note 3 - Council Tax Band D - Mole Valley District Borough Council - Rates payable £1652.12

**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE VENDORS AGENTS HUGGINS
EDWARDS & SHARP**

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