





TUDOR WALK

LEATHERHEAD, KT22 7HX

A Delightful End Of Terrace House

Within Walking Distance Of The Town & Station

Excellent Decorative Order, End Of Cul De Sac Position

2 Double Bedrooms • White Bathroom Suite

Modern Kitchen • Lounge/Dining Room

Sealed Unit Double Glazed Windows

Gas Central Heating To Radiators

Adjacent Garage & Parking Space

Secluded Garden

Occupying an excellent position at the end of a cul de sac with no passing traffic and yet within walking distance of Leatherhead town and main line station. An attractive end of terrace house with the benefit of a wide frontage, adjacent garage and parking space. The property has been very well maintained and is presented in excellent decorative order throughout. Internally on the first floor, there are two double bedrooms with large fitted wardrobe in the principal bedroom and modern bathroom suite with shower over the bath. On the ground floor there is an entrance porch which leads into an excellent size lounge/dining room with light oak effect floor and feature storage unit/display shelves. The kitchen is situated to the rear of the house and enjoys an attractive outlook over the garden with a range of modern units including a built in oven, hob and extractor. The house benefits further from sealed unit double glazed windows and gas central heating to radiators with a combination Worcester gas fired boiler. An internal inspection is highly recommended by the vendors sole agents.

GROUND FLOOR

COVERED ENTRANCE PORCH

tiled step, courtesy light, part glazed panelled front door to:

ENTRANCE HALL

door to:

LOUNGE/DINING ROOM 18'10" × 12'5" (5.74m × 3.78m)

with sealed unit double glazed window, two radiators, coved ceiling, telephone & television point, light wood effect flooring, central modern storage unit with storage cupboards and display shelves, door to:

FITTED KITCHEN 12'6" × 8'2" (3.81m × 2.49m)

fitted with an excellent range of modern white fronted wall and floor units having stainless steel bar handles with contrasting work surfaces having post formed edges, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, built in stainless steel electric oven/grill, inset 4-ring gas hob with stainless steel chimney extractor over, plumbing and space for washing machine and dishwasher, concealed LED lighting, part tiled walls, Worcester combination wall mounted gas fired boiler for central heating and domestic hot water, radiator, ceramic tiled floor, tall storage cupboard, appliance space, sealed unit double glazed window and double glazed door providing access to the rear garden.

FIRST FLOOR

FIRST FLOOR LANDING

approached by a turning staircase with built in display alcove and fitted shelves, access to insulated, partly boarded loft with light and sliding ladder.

BEDROOM 1 12'6" × 10'4" (3.81m × 3.15m)

fitted floor to ceiling wardrobes with fitted shelf and hanging space, radiator, sealed unit double glazed window, front aspect.

BEDROOM 2 12'5" × 8'1" (3.78m × 2.46m)

radiator, built in deep over stairs storage cupboard, sealed unit double glazed window, rear aspect,

MODERN BATHROOM

white suite comprising tile enclosed bath with mixer tap, wall mounted shower unit with rainfall shower plus hand held shower, glazed shower screen, fully tiled surrounding walls, low level w.c. with concealed cistern, recessed display shelves, vanity unit with inset wash hand basin, cupboards under, fitted mirror fronted medicine cabinet, ceramic tiled floor, chromium plated heated towel rail.

OUTSIDE

SINGLE GARAGE

with light and up-and-over door.

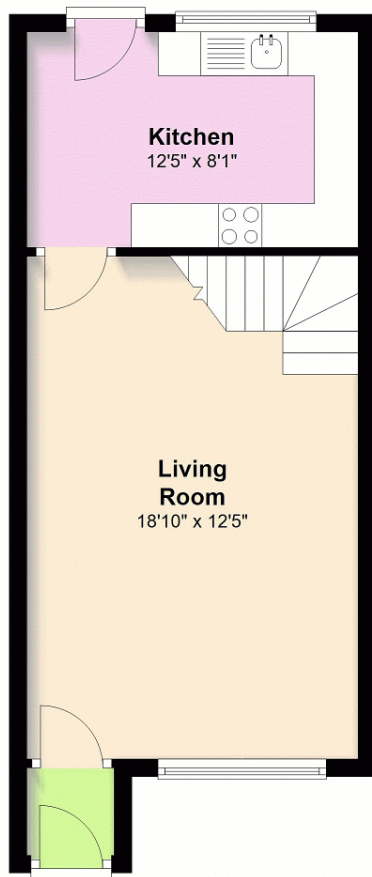
ALLOCATED PARKING SPACE

Situated adjacent the garden and opposite the garage.



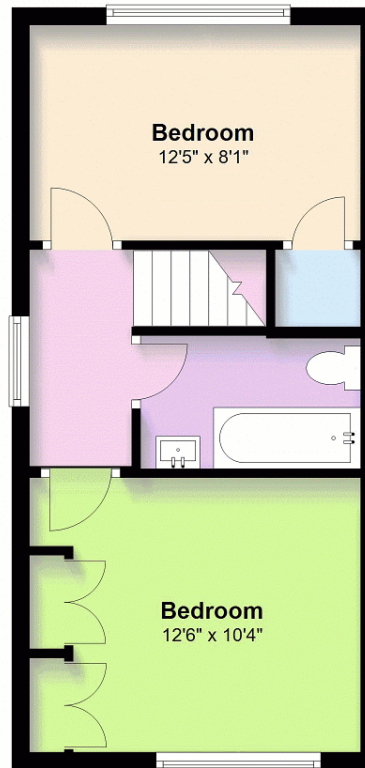
Ground Floor

Approx. 350.0 sq. feet



First Floor

Approx. 338.0 sq. feet



Total area: approx. 688.0 sq. feet

Please note that this floorplan is not to scale and is for illustrative purposes only.
Plan produced using PlanUp.

FRONT GARDEN

mainly laid to lawn extending in front of the garage and house with hard surfaced footpath, variety of shrubs and colourful flower bed.

REAR GARDEN

enclosed by 1.8m high panel fencing with large decked area and raised flower borders. The garden enjoys a secluded aspect backing onto mature trees and there is a gate enabling rear pedestrian access.

Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains gas, electricity, water and drainage are all connected.

Note 3 - Council Tax Band D - Mole Valley District Council.

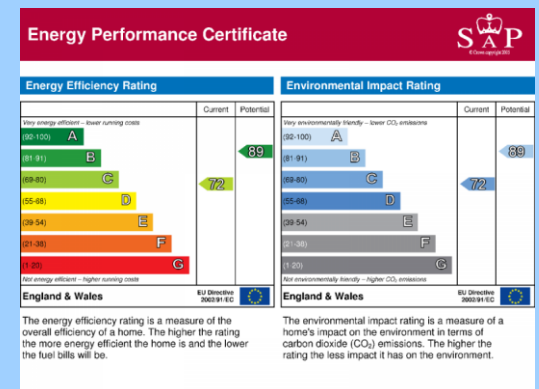
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