

# HUGGINS EDWARDS & SHARP

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SUTTON

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## 3 NIGHTINGALE TERRACE LINDEN ROAD LEATHERHEAD, KT22 7JB



### £449,950 FREEHOLD

Master Bedroom With Juliette Balcony Showcasing Stunning Views Over St John's School Playing Fields

Double Glazing and Gas Central Heating

Shaker Style Painted Kitchen From Wooden Heart Of Weybridge

Composite Stone Work Surfaces • Luxury Siemens Appliances

Underfloor Heating To The Ground Floor

Villeroy And Boch Sanitaryware And Hansgrohe Fittings

Prices From £449,950 • Solar Voltaic Roof Panels

10 Year New Home NHBC Warranty • Help To Buy Available

[www.hugginsedwards.co.uk](http://www.hugginsedwards.co.uk)

### **3 NIGHTINGALE TERRACE, LINDEN ROAD, LEATHERHEAD**

SITUATED in the centre of Leatherhead town centre with the Swan centre shopping complex, several supermarkets including the new Waitrose, superstores, post office, public library, health centres, dental surgeries and the newly refurbished leisure centre. The area is served by a selection of private and state schools catering for all age groups, churches of various denominations, main bus routes and within close walking distance of Leatherhead main line station which provides regular services into Central London (Waterloo/Victoria). Nearby beauty spots include Polesden Lacey, Norbury Park and Box Hill and the main town centres of Dorking, Epsom, Kingston and Guildford are all within a 10/15 mile radius. Junction 9, the Leatherhead Intersection of the M25 links both Heathrow and Gatwick Airports and most major routes in the south-east.

Nightingale Terrace is a small and charming collection of four cottage style new homes, marrying the high quality of a home built by a well respected local developer, with the many advantages of a central town location and stunning views over the playing fields of St. John's school.

They will benefit from measures designed to enable lower energy bills, such as the solar voltaic roof panels which are estimated to provide up to 10% of your energy needs, a high efficiency boiler, superior levels of insulation to the roof, floor and walls, and energy efficient appliances. This combines to give you a beautiful and comfortable home with low running costs and a green impact on the environment.

The kitchens at Nightingale Terrace are all fitted with Shaker style painted units from Wooden Heart of Weybridge and complemented with composite stone work surfaces, splashbacks and upstands. Quality Siemens appliances include a fully integrated fridge/freezer, integrated dishwasher, 4 zone induction hob with canopy extractor, single multifunction fan oven and combination microwave oven.

The bathrooms are all fitted with high quality Villeroy and Boch sanitaryware and Hansgrohe fittings, with separate bath and shower facilities, heated chrome towel rails, LED bathroom mirrors and charging sockets, and useful storage within fitted vanity units to the washhand basins. Once again, the design is focused on ensuring that water wastage is minimal and therefore water bills will be reduced.

These homes are wired for Sky Q with adequate provision for TV and telephone points.

All gardens will be terraced with brick paviours.

3 NIGHTINGALE TERRACE, LINDEN ROAD, LEATHERHEAD

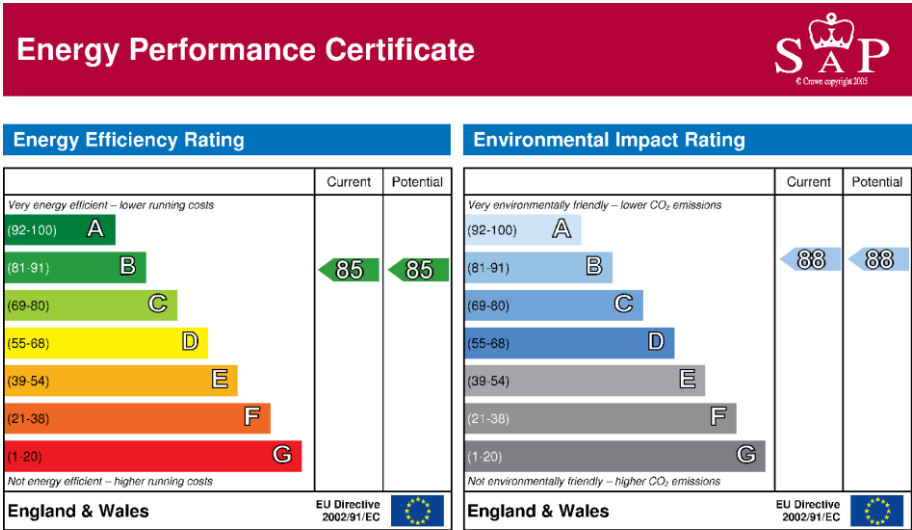
FLOOR PLAN



Total area: approx. 733.3 sq. feet

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

ENERGY PERFORMANCE CERTIFICATE



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

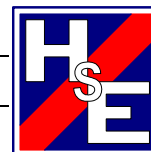
**3 NIGHTINGALE TERRACE, LINDEN ROAD, LEATHERHEAD**

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

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