





KINGSTON ROAD

LEATHERHEAD, KT22 7QE

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

Two Bedrooms
Large First Floor Shower Room
Entrance Hall • Lounge with Bay Window
Kitchen/Dining Room • Cloakroom
Sealed Unit Double Glazed Windows
Gas Central Heating to Radiators
Rear Garden with Southerly Aspect

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 is situated in a convenient and established location within easy reach of the local Tesco Superstore and junction 9 of the M25. Leatherhead main line station and town centre is within walking distance, approximately 1.5 miles. The accommodation is presented in excellent decorative order and on the ground floor there is an entrance hall, cloakroom, lounge with attractive bay window and separate kitchen/dining room. The first floor landing is approached by a turning staircase and there are 2 double bedrooms and a large fully tiled family shower room. The property benefits further from gas fired central heating to radiators and sealed unit double glazed windows throughout. An internal inspection is thoroughly recommended to appreciate this character house.



GROUND FLOOR

ENTRANCE HALL

part glazed front door, wood effect floor, Honeywell heating control, stairs lead to first floor landing, panelled door to:

LOUNGE 13'8" × 11'1" (4.17m × 3.38m)

into attractive bay window, sealed unit double glazed window, radiator, built in double cupboard with shelves to side, wood effect floor.

FITTED KITCHEN/DINING ROOM 20'3" × 11'1" (6.17m × 3.38m)

max, wood effect floor, radiator, under stairs storage area, part glazed door to garden, wide opening to kitchen area fitted with an excellent range of wall and floor units with matching work surfaces, inset single drainer stainless steel sink unit with mixer tap, built in oven, inset 4 ring gas hob, extractor/light above, plumbing and space for washing machine and dryer, appliance space, wood effect floor, sealed unit double glazed window, part tiled walls, door to:

CLOAKROOM

white suite comprising low level w.c, pedestal wash hand basin, wood effect floor, heated towel rail, sealed unit double glazed window, display shelf.

FIRST FLOOR

FIRST FLOOR LANDING

approached by a turning staircase with radiator, access to loft, sealed unit double glazed window, door to:

BEDROOM 1 11'3" × 11'3" (3.43m × 3.43m)

two sealed unit double glazed windows, radiator, fitted shelf.

BEDROOM 2 11'3" × 11'2" (3.43m × 3.40m)

sealed unit double glazed window, radiator.

FULLY TILED FAMILY BATHROOM 11'7" × 7'1" (3.53m × 2.16m)

a good size room comprising white suite of wide walk in shower with glazed screen and thermostatic shower unit, vanity unit, wash hand basin, double cupboard under, fitted mirror, shaver point, low level w.c., radiator, tile effect floor, cupboard housing wall mounted Worcester combination gas fired boiler for central heating and domestic hot water, sealed unit double glazed window, fully tiled walls.

OUTSIDE

FRONT GARDEN

The front garden boundary is marked by a low retaining brick wall, footpath leads down the side of the property with pedestrian gate and gives access to the rear garden.

REAR GARDEN

The garden enjoys a southerly aspect and is mainly paved, enclosed by panel fencing with a timber shed and useful store.



Ground Floor

Approx. 405.6 sq. feet



First Floor

Approx. 387.8 sq. feet



Total area: approx. 793.5 sq. feet

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

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 - Mole Valley District Borough Council.

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