





SHERBORNE WALK

LEATHERHEAD, KT22 8UL

Situated within a few minutes walk of the town centre

**Located at the end of a Cul De Sac
No Ongoing Chain**

Three Bedrooms • Bathroom

Potential to Enlarge (STPP)

**Entrance Hall • Cloakroom • Lounge
Dining Room**

Modern Kitchen/Breakfast Room

Sealed Unit Double Glazed Windows

Gas Central Heating to Radiators

Double Garage & Private Driveway

Secluded Garden



The property is A DETACHED HOUSE situated in a very convenient location within a few minutes walk of the Town Centre and for commuters, within easy reach of Leatherhead's Main Line Station. Located in a cul de sac the property enjoys the benefit of a double width garage and driveway with ample space for an extension, subject to the usual planning consents. The house benefits further from sealed unit double glazed windows, a modern fitted kitchen/breakfast room with integrated appliances and gas central heating to radiators. Properties with a double garage in this location are rarely available and so an early inspection is recommended.

GROUND FLOOR

COVERED ENTRANCE PORCH

courtesy light, sealed unit double glazed front door

ENTRANCE HALL

radiator, fitted mirror, double doors to lounge, door to

CLOAKROOM

white suite comprising low level w.c., wash hand basin, half tiled walls, obscure double glazed window, vinyl floor.

LOUNGE 18'11" × 11'10" (5.77m × 3.61m)

two radiators, sealed unit double glazed sliding patio doors to garden.

DINING ROOM 12'7" × 9'5" (3.84m × 2.87m)

two radiators, sealed unit double glazed window, stairs to first floor landing, glazed door to

KITCHEN/BREAKFAST ROOM 13'10" × 12'6" (4.22m × 3.81m)

fitted with a range of modern wall and floor units having stainless steel bar handles, contrasting work surfaces, inset one half bowl single drainer stainless steel sink unit with mixer tap, built in eye level double oven and grill, inset AEG 4 ring gas hob, stainless steel chimney extractor/light above, Indesit washing machine, integrated AEG dishwasher, integrated AEG fridge/freezer, tall fitted storage cupboard, vinyl floor, concealed lighting, under stairs storage cupboard, double radiator, sealed unit double glazed window and door to garden.

FIRST FLOOR

FIRST FLOOR LANDING

sealed unit double glazed window, access to part boarded loft via ladder.

BEDROOM 1 11'10" × 10'10" (3.61m × 3.30m)

plus large double floor to ceiling built in wardrobe with sliding doors, radiator, sealed unit double glazed window.

BEDROOM 2 11'11" × 11'11" (3.63m × 3.63m)

into door recess, radiator, sealed unit double glazed window, built in airing cupboard housing lagged hot water cylinder with immersion heater.

BEDROOM 3 8'11" × 7'8" (2.72m × 2.34m)

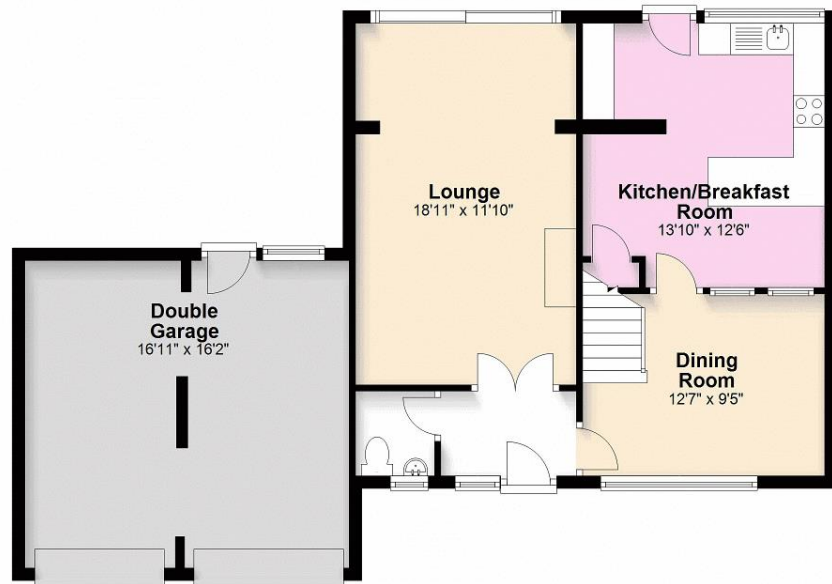
radiator, sealed unit double glazed window, access to loft.

BATHROOM

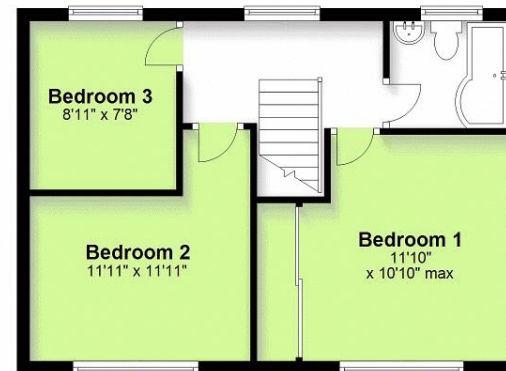
white suite comprising panelled bath with mixer tap and shower attachment plus fitted fixed head shower, glazed shower screen, vanity unit, low level w.c. with concealed cistern, wash hand basin, double cupboard under, fitted mirror door medicine cabinet, shaver point, chrome plated heated towel rail, recessed ceiling lights, ceramic tiled floor, obscure double glazed window, fully tiled walls, extractor fan.



Ground Floor
Approx. 856.2 sq. feet



First Floor
Approx. 447.7 sq. feet



Total area: approx. 1303.9 sq. feet

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

OUTSIDE

DOUBLE GARAGE 16'11" x 16'2" (5.16m x 4.93m)

twin up and over doors, light and power, Worcester Bosch gas fired boiler for central heating and domestic hot water, fitted storage cupboards, glazed door to rear garden.

GARDEN

The front garden is laid to lawn with shrubs, plants, conifers and double width driveway. Side pedestrian access leads to rear garden.

The rear garden is mainly laid to lawn with paved patio, variety of shrubs, plants and evergreens, outside cold water tap. The garden is partly enclosed by panel fencing with further hard surfaced patio area located behind the garage and space for extension, if desired, subject to the usual consents.

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 - Mole Valley District Borough Council (Band TBC)

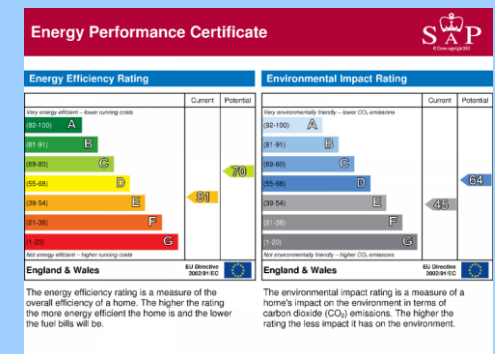
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