







# TUDOR WALK

LEATHERHEAD, KT22 7HX

**A Delightful Terraced House with Superb Kitchen**

**Within Walking Distance of The Town & Station**

**Excellent Decorative Order, End of Cul De Sac Position**

**2 Double Bedrooms • White Bathroom Suite**

**Luxury Kitchen with Quartz Work Surfaces**

**Spacious Lounge/Dining Room**

**Sealed Unit Double Glazed Windows**

**Gas Central Heating to Radiators**

**Garage • 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 terraced house having been very well maintained and 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 superb modern fitted kitchen overlooking the garden. The kitchen has been fitted with an excellent range of modern grey gloss fronted units complemented by quartz work surfaces and includes a built in stainless steel oven, eye level microwave, hob and extractor. The house benefits further from sealed unit double glazed windows, gas central heating to radiators and outside a secluded garden and garage. An internal inspection is highly recommended by the vendor's sole agents.





## GROUND FLOOR

### COVERED ENTRANCE PORCH

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

### ENTRANCE HALL

consumer unit, door to:

**LOUNGE/DINING ROOM** 18'9" × 12'5" (5.72m × 3.78m)

with sealed unit double glazed window, two radiators, door to:

**LUXURY FITTED KITCHEN** 12'5" × 8'2" (3.78m × 2.49m)

fitted with an excellent range of modern grey gloss fronted wall and floor units with contrasting quartz work surfaces, underslung one and a half bowl stainless steel sink unit with mixer tap, built in stainless steel Zanussi double oven & grill, inset Zanussi 4 ring gas hob with stainless steel chimney extractor over, eye level stainless steel microwave, plumbing and space for washing machine, appliance space, concealed LED lighting, magic pull out shelves, part tiled walls, concealed wall mounted gas fired boiler for central heating and domestic hot water, radiator, light grey floor, further matching tall units incorporating larder unit, sealed unit double glazed window and double glazed door opening into the rear garden.

## FIRST FLOOR

### FIRST FLOOR LANDING

approached by a turning staircase with built in double storage unit & cupboard above, access to insulated loft with light and sliding ladder.

**BEDROOM 1** 10'4" × 10'7" (3.15m × 3.23m)

plus fitted floor to ceiling wardrobes along one wall with mirror doors, radiator, sealed unit double glazed window, front aspect.

**BEDROOM 2** 12'5" × 8'2" (3.78m × 2.49m)

radiator, built in deep over stairs airing cupboard housing insulated hot water cylinder with immersion heater, sealed unit double glazed window, radiator, internet port, rear aspect.

### MODERN BATHROOM

white suite comprising panel enclosed bath with wall mounted shower unit, glazed shower screen, fully tiled surrounding walls, low level w.c., mirror fronted medicine cabinet, display shelf, pedestal wash hand basin, second mirror fronted medicine cabinet, chromium plated heated towel rail, extractor fan, part tiled walls, vinyl floor.

## OUTSIDE

**SINGLE GARAGE** 15'11" × 7'11" (4.85m × 2.41m)

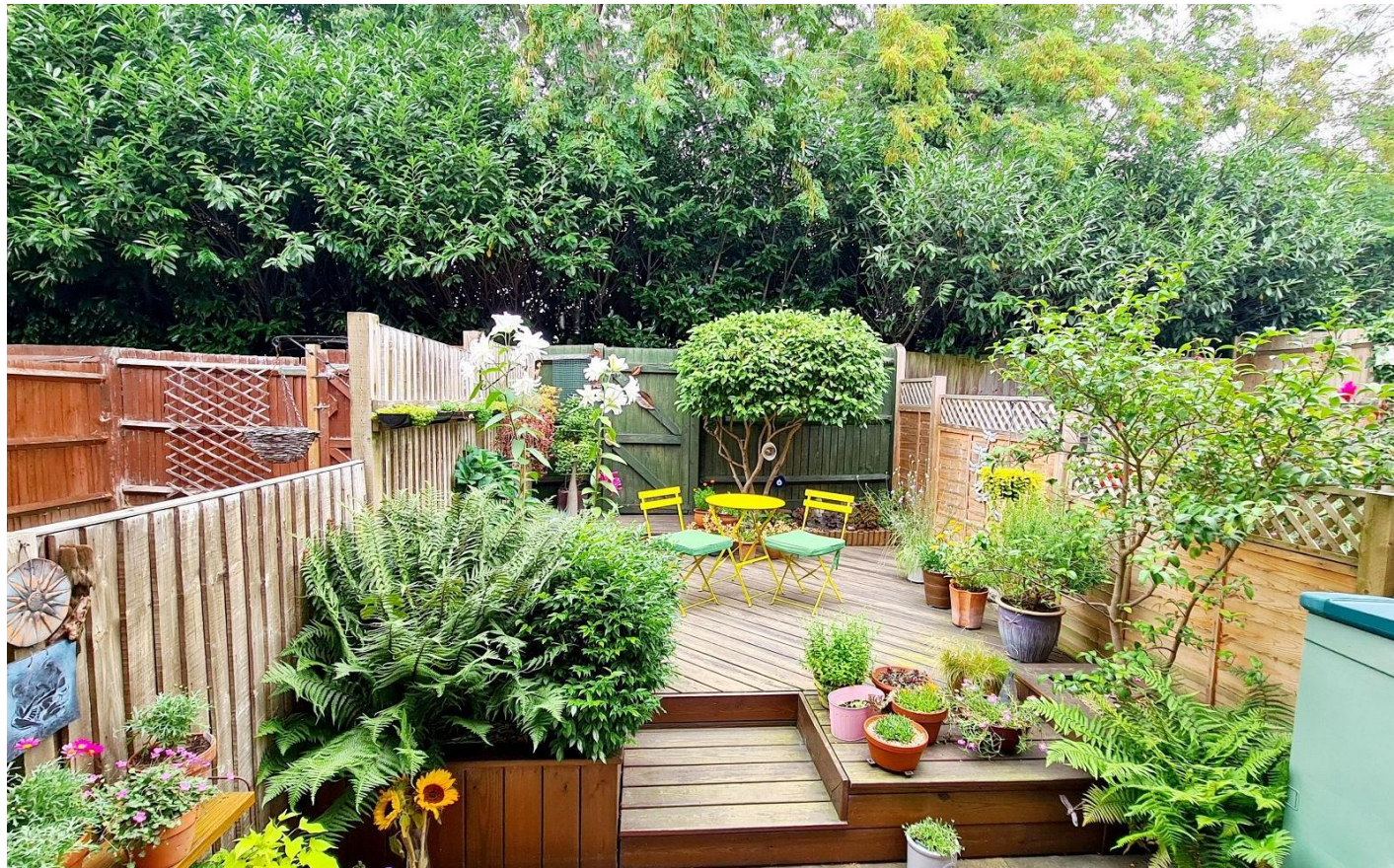
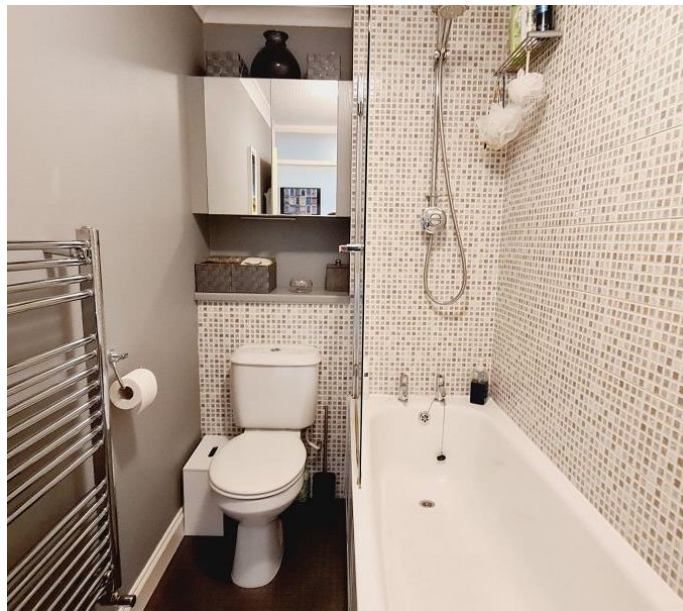
situated in the middle of a block of three with up-and-over door.

### FRONT GARDEN

laid to lawn with blocked paved footpath, variety of evergreens.

### REAR GARDEN

enclosed by 1.8m high panel fencing with large decked area and paved patio, outside cold water tap, raised flower borders, specimen trees and evergreens. The garden enjoys a delightful secluded aspect backing onto mature trees and there is a gate enabling rear pedestrian access.





## Ground Floor

Approx. 44.5 sq. metres (479.0 sq. feet)



## First Floor

Approx. 32.1 sq. metres (345.2 sq. feet)



Total area: approx. 76.6 sq. metres (824.2 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.  
 Note 3 - Council Tax Band D - Mole Valley District Council.

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

**BOOKHAM SALES OFFICE**

11 HIGH STREET, BOOKHAM, KT23 4AA

**01372 457011**

**sales@hes-bookham.co.uk**

## Energy Performance Certificate



Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70	81
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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