







## KINGSTON ROAD

LEATHERHEAD, KT22 7QE

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**An Extended & Modernised Character  
Semi Detached House**  
**Superb 31ft Modern Kitchen/Dining/Family  
Room**  
**Excellent Decorative Order**  
**Within Walking Distance Town Centre**  
**Easy Access M25 & Tesco Superstore**

**Three Bedrooms**  
**Modern Family Bathroom with Shower**  
**Entrance Hall**  
**Sitting Room with Fireplace • Cloakroom**  
**Sealed Unit Double Glazed Windows**  
**Gas Central Heating To Radiators**  
**Rear Garden with Southerly Aspect**

The property is AN EXTENDED CHARACTER SEMI DETACHED HOUSE having colourwash elevations with an attractive bay window to the front under a slate roof. The property has been extended and re designed to maximise space, ideal for modern day to day living. A rear extension provides a superb 31ft kitchen/dining/family room which has bi fold doors and overlooks the garden. The kitchen features a range of modern shaker style units with built in appliances and a central island all complemented with quartz worktops and upstands, in addition to a useful cloakroom and utility area. Also on the ground floor a new staircase leads to two landings which provide access to each of the 3 bedrooms and bathroom. The house benefits further from a modern bathroom suite with shower, double glazed windows and gas central heating to radiators. An internal inspection is thoroughly recommended.



## GROUND FLOOR

### ENTRANCE HALL

part glazed front door, radiator & radiator cover, under stairs storage cupboard plus further larger cupboard, stairs lead to first floor landing, panelled door to:

### SITTING ROOM 13'6" × 11'1" (4.11m × 3.38m)

into attractive bay window, sealed unit double glazed windows, radiator with radiator cover, wall light points, feature fireplace with gas coal effect fire, fitted double cupboards either side of fireplace, fitted display shelves. N.B. Currently used as a gym.

### SUPERB KITCHEN/DINING/FAMILY ROOM 31'3" × 14'2" (9.52m × 4.32m)

A superb room with full width bi fold doors overlooking the garden, velux skylight windows and part vaulted ceiling. Fitted with an excellent range of modern grey fronted shaker style wall and floor units having stainless steel handles complemented with Quartz worktops and upstands including a substantial island featuring a breakfast bar and floor units. Built in eye level double oven and grill, inset 5 ring ceramic hob, stainless steel chimney/extractor above, tall double corner unit, integrated dishwasher, underslung one and half bowl sink unit with hot tap, heating thermostat control, recessed ceiling lights, wood effect floor, space American fridge/freezer. Door to Utility area with Vaillant wall mounted combination gas fired boiler for central heating and domestic hot water, free standing washing machine, fitted shelves, extractor fan, wood effect floor.

### CLOAKROOM

white suite comprising low level w.c., vanity unit, wash hand basin, mixer tap, cupboard under, fitted mirror, part tiled walls, extractor fan, Velux skylight, wood effect floor.

## FIRST FLOOR

### FIRST FLOOR LANDING

approached by a turning staircase, picture lights, access to loft, door to:

### BEDROOM 1 11'2" × 11'1" (3.40m × 3.38m)

two sealed unit double glazed windows, radiator, two double wardrobes, central fitted storage unit.

### BEDROOM 2 9'2" × 7'11" (2.79m × 2.41m)

sealed unit double glazed window, radiator, fitted shelf.

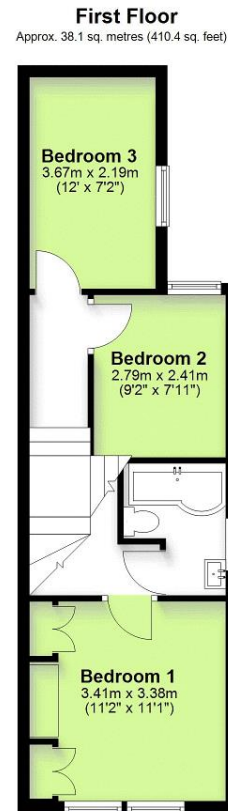
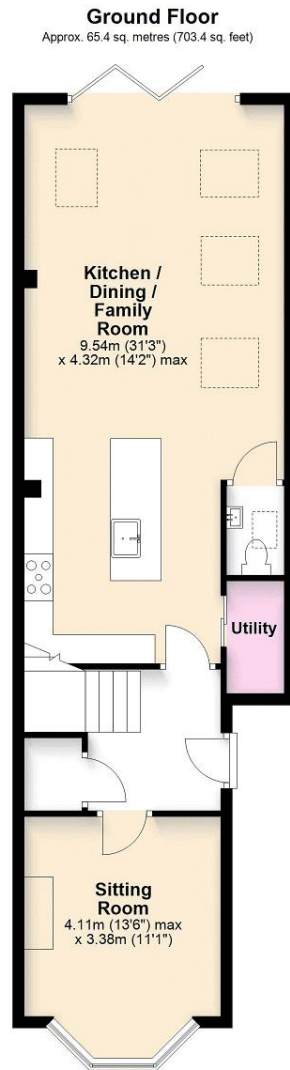
### BEDROOM 3 12' × 7'2" (3.66m × 2.18m)

sealed unit double glazed window, radiator.

### MODERN BATHROOM

white suite comprising panelled enclosed bath with mixer tap, thermostatic shower unit, rainfall shower, glazed shower screen, vanity unit, mixer tap, low level w.c., fully tiled surrounding walls, recessed ceiling lights, heated towel rail, fitted mirror, ceramic tiled floor, obscure double glazed window.





Total area: approx. 103.5 sq. metres (1113.8 sq. feet)

## OUTSIDE

### FRONT GARDEN

The garden is mainly paved with low retaining brick wall and evergreens.

### REAR GARDEN

The garden is enclosed by 1.8m high panel fencing and enjoys a south facing aspect. There is a terraced patio area, low retaining wall/seating area, artificial lawn, paved footpath, evergreens and trees providing seclusion and privacy

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 Band D - Mole Valley District Borough Council.

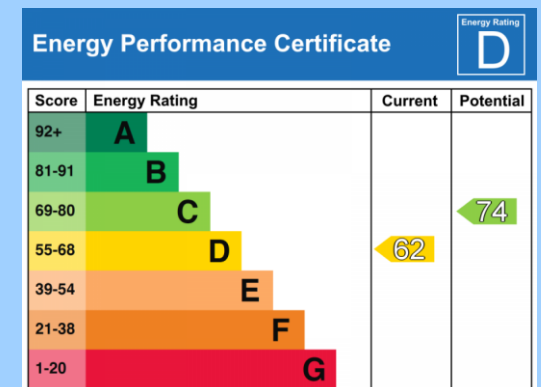
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