





PARR CLOSE

LEATHERHEAD, KT22 7HD

A Much-loved Home With Generous Gardens And Exciting Possibilities Of Interest To Builders/Developers & Any Purchaser Wishing To Acquire A Home With A Large Garden

Potential To Extend, Subject To Planning Within Walking Distance Of The Town & Station

**No Ongoing Chain
Excellent Decorative Order
Large Corner Plot • 2 Bedrooms
Bathroom • Fitted Kitchen
Lounge/Dining Room
Sealed Unit Double Glazed Windows
Detached Garage & Private Driveway
Cul De Sac Position**



An attractive semi detached bungalow occupying an excellent corner position with large garden to the rear and side situated at the end of a cul de sac and within walking distance of Leatherhead town and main line station. The generous corner plot offers exciting possibilities for those wishing to explore extension or development, subject to the necessary planning permissions. Although a recent application (MO/2026/01123) for a detached two-bedroom bungalow within the garden was refused, the vendor had considered pursuing the matter further. However, with the priority now being a timely sale, this opportunity is being left for a future owner to explore. Lovingly cared for by the same owner for over 40 years, this attractive two-bedroom bungalow has been a cherished home for decades and is now ready for its next chapter.

GROUND FLOOR

COVERED ENTRANCE PORCH

courtesy light, part glazed front door:

ENTRANCE HALL

built in coats cupboard, wood effect floor, built in airing cupboard housing lagged hot water cylinder with immersion heater, slatted shelves, consumer unit, glazed door to:

LOUNGE/DINING ROOM 16' × 10'5" (4.88m × 3.17m)

with sealed unit double glazed window, wall mounted electric heater, wood effect floor, coved ceiling, door to:

FITTED KITCHEN 8'2" × 5'10" (2.49m × 1.78m)

fitted with a range of white fronted wall and floor units, contrasting work surfaces, inset single drainer stainless steel sink unit with mixer tap, part tiled walls, Tricity electric oven, LEC fridge, Hoover washing machine, sealed unit double glazed window, smoke detector.

BEDROOM 1 13'2" × 9'2" (4.01m × 2.79m)

max, range of fitted wardrobes and cupboards, dressing table, wood effect floor, sealed unit double glazed window, wall mounted electric heater, rear aspect.

BEDROOM 2 9'7" × 7'2" (2.92m × 2.18m)

plus door entrance, wood effect floor, sealed unit double glazed window, wall mounted electric heater, rear aspect, freestanding wardrobe, fitted wall display units.

BATHROOM

white suite comprising panel bath, mixer tap & shower attachment, part tiled walls, pedestal wash hand basin, low level w.c., obscure sealed unit double glazed window, fitted medicine cabinet, wood effect floor, access to loft.

OUTSIDE

SINGLE GARAGE 17'11" × 8'11" (5.46m × 2.72m)

brick built, pitched tiled roof, up-and-over door, personal door to side.

PRIVATE DRIVEWAY

Situated in front of the garage allowing ample parking.

FRONT GARDEN

mainly laid to lawn, outside cold water tap, variety of conifers and evergreens, pedestrian gate enables access to the rear garden.

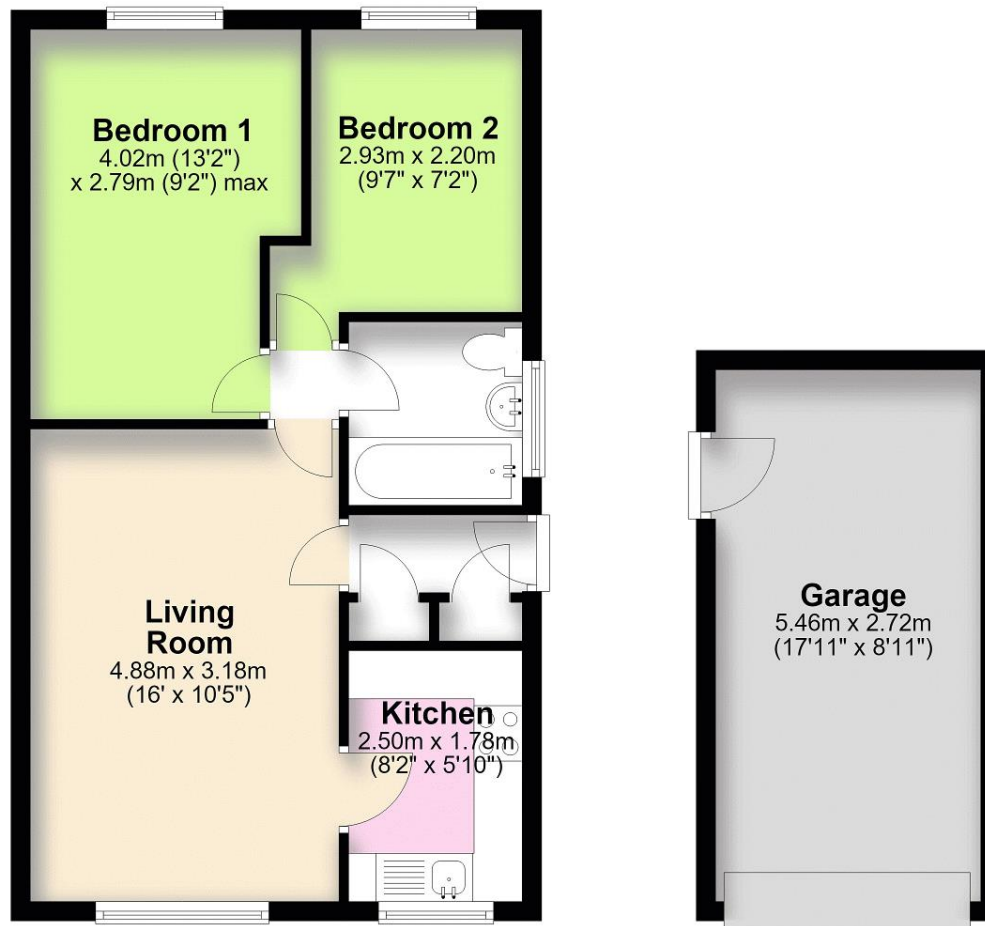
REAR & SIDE GARDEN

partly enclosed by 1.8m high panel fencing and mature evergreen hedge. The garden enjoys a delightful south west facing aspect with paved terrace and extends to approximately 60 ft in width. Occupying a corner plot the garden extends to the side beyond the side of the garage with timber garden shed.



Ground Floor

Approx. 61.2 sq. metres (659.1 sq. feet)



Total area: approx. 61.2 sq. metres (659.1 sq. feet)

Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains electricity, water and drainage are all connected.

Note 3 - Council Tax Band D - Mole Valley District Council.

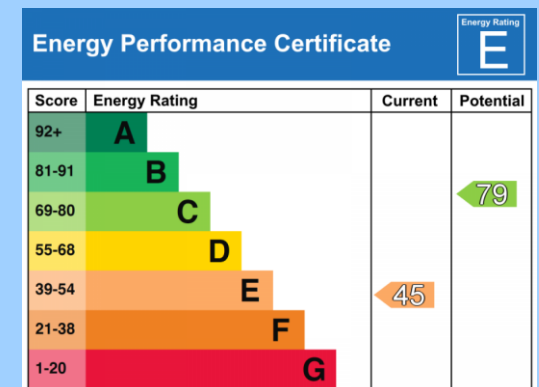
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