

HUGGINS EDWARDS & SHARP

RYEBROOK ROAD, LEATHERHEAD, KT22 7QG

£499,950 FREEHOLD







RYEBROOK ROAD
LEATHERHEAD, KT22 7QG

An Extended Character Semi Detached House with Private Driveway & Garage

Landscaped South Facing Garden

Easy Access M25 & Tesco Superstore

Three Bedrooms • First Floor Cloakroom
23ft Kitchen/Dining Room
Family Bathroom with Shower Cubicle
Reception Hall
Living Room with Wood burning Fireplace
Detached Garage
Sealed Unit Double Glazed Windows
Gas Central Heating to Radiators
Garden Room
Solar Panels to Assist with Hot Water
Private Driveway

AN EXTENDED CHARACTER SEMI DETACHED HOUSE situated in a convenient location within easy reach of the local Tesco Superstore and junction 9 of the M25. Leatherhead Main Line Station and Town Centre is approximately 1.5 miles distant and offers an excellent selection of shopping facilities including the Swan Centre Shopping Complex. The property benefits from a rear extension which provides a 23ft kitchen/dining room which overlooks the garden and leads into the garden room and enjoys a south facing aspect. There is also a welcoming reception hall, separate living room with wood burning stove and 3 good size bedrooms. The house benefits further from double glazed windows and doors, gas central heating to radiators and solar panels which assist heating the hot water, whilst outside the garden is an excellent size and enjoys a delightful south facing aspect.

GROUND FLOOR

RECEPTION HALL 11'8" × 6'4" (3.56m × 1.93m)
plus inner hall, double glazed front door & window, radiator, under stairs storage cupboards, coat hanging space, wood effect floor, stairs lead to first floor landing, door to:

BATHROOM
white suite comprising corner panelled enclosed bath, part tiled walls, wash hand basin, low level w.c., fully tiled shower cubicle with thermostatic shower unit, glazed shower screen & door, recessed fitted shelves, radiator, double glazed window, extractor fan, mirror fronted medicine cabinet.

LIVING ROOM 15'11" × 11'2" (4.85m × 3.40m)
central fireplace with fitted wood burning stove, polished timber mantel, radiator & radiator cover, wall light points, wood effect floor, part glazed doors to dining room.

KITCHEN/DINING ROOM 23'7" × 8'11" (7.19m × 2.72m)
Fitted with a range of grey fronted shaker style wall and floor units having stainless steel handles, contrasting work surfaces, inset one and half bowl single drainer sink unit, mixer tap, part tiled walls, electric cooker point, gas supply pipe for gas oven if preferred, extractor hood, recessed ceiling lights, dishwasher space, vinyl floor, peninsular breakfast bar, dining area, range of fitted wall & floor units, glazed wall display units, half glazed door to;

REAR HALL/UTILITY 7'1" × 6'5" (2.16m × 1.96m)
comprising base unit, work surface, plumbing and space for washing machine, appliance spaces, double glazed window and door to garden.

GARDEN ROOM 8'4" × 7'8" (2.54m × 2.34m)
Door to garden.

FIRST FLOOR

FIRST FLOOR LANDING
two double glazed windows.

CLOAKROOM
white suite comprising low level w.c., double glazed window.

BEDROOM 1 12'11" × 8'10" (3.94m × 2.69m)
radiator, double glazed window, wood effect floor, range of wall to wall wardrobes including fitted shelves and drawer units and high level storage cupboards, front aspect.

BEDROOM 2 13'1" × 10'7" (3.99m × 3.23m)
max, narrowing to 7'9, radiator, double glazed window, wood effect floor, fitted double cupboard housing lagged hot water cylinder with immersion heater, slatted shelves, wall mounted Worcester combination gas fired boiler for central heating and domestic hot water, front aspect.

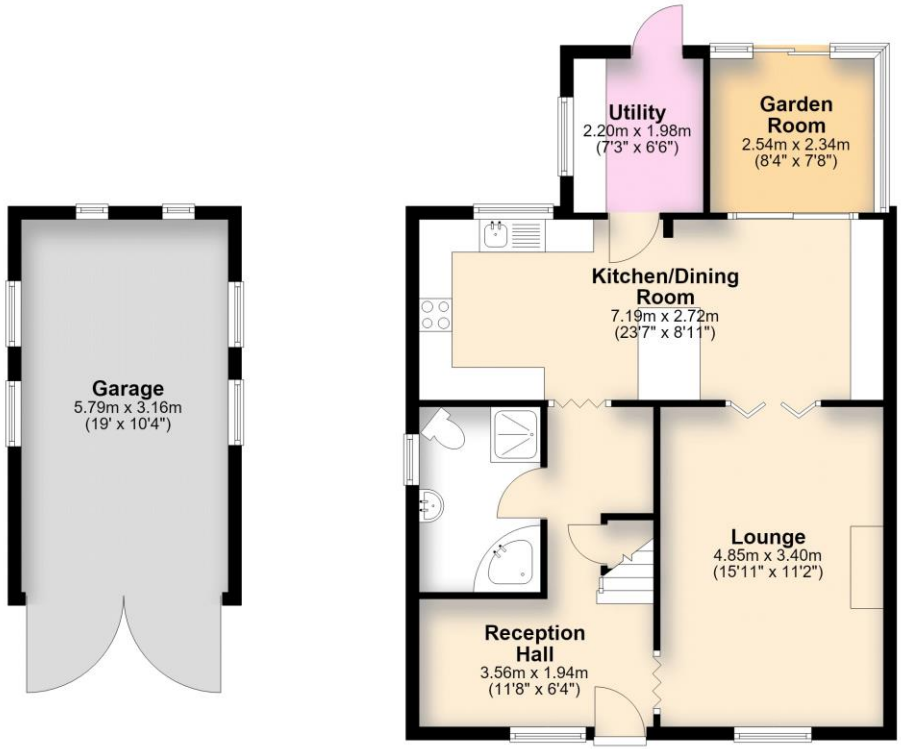
BEDROOM 3 8'1" × 7'11" (2.46m × 2.41m)
radiator, double glazed window, wood effect floor, rear aspect, access to partly boarded loft via sliding ladder.



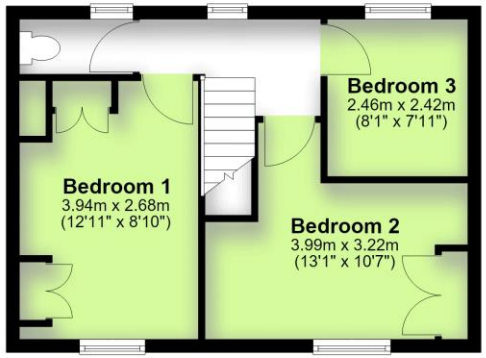




Ground Floor



First Floor



Total area: approx. 116.9 sq. metres (1258.8 sq. feet)

OUTSIDE

FRONT GARDEN

The garden is low maintenance, mainly gravel with hardsurface footpath, electric power points and private driveway. The boundary is marked by a low retaining brick wall with wrought iron double gates and double timber gates lead to the rear garden. Vehicular access may be reinstated to garage.

REAR GARDEN

The garden extends to approximately 65ft in depth and enjoys a delightful south facing aspect enclosed by mature evergreen hedges and panel fencing. There is a paved patio, raised flower beds, large fishpond, summerhouse with power, greenhouse, timber garden shed and log store.

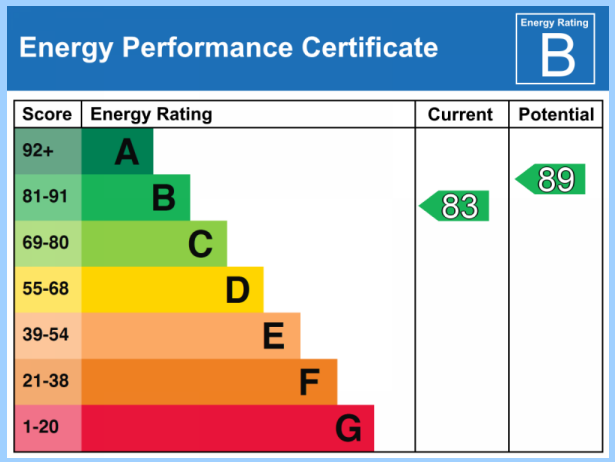
DETACHED GARAGE 19' × 10'4" (5.79m × 3.15m)

light & power, fitted work bench, swing doors.

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 - Fibre Optic Broadband.
Note 4 - Council Tax Band c - Mole Valley District Borough Council.

Viewing Strictly By Appointment Only Through the Vendors Agents Huggins Edwards & Sharp

01372 457011
sales@hes-bookham.co.uk



HUGGINS EDWARDS & SHARP IS A TRADING NAME OF C & C ESTATES SOUTHERN LTD, A LIMITED COMPANY REGISTERED IN ENGLAND & WALES. COMPANY NUMBER 15446105. REGISTERED OFFICE: 4 BETCHWORTH PLACE, DORKING, RH4 1BF. C & C ESTATES SOUTHERN LTD FOR THEMSELVES AND FOR VENDORS OR LESSORS OF THIS PROPERTY WHOSE AGENTS THEY ARE GIVE NOTICE THAT THE PARTICULARS CONTAINED HERE ARE SET OUT AS GENERAL OUTLINE ONLY FOR THE GUIDANCE OF INTENDED PURCHASERS OR LESSEES, AND DO NOT FORM PART OF ANY OFFER OR CONTRACT. ALL DESCRIPTIONS, DIMENSIONS, REFERENCE TO CONDITION AND NECESSARY PERMISSIONS FOR USE AND OCCUPATION, AND OTHER DETAILS ARE GIVEN WITHOUT RESPONSIBILITY AND ANY INTENDING PURCHASERS OR LESSEES SHOULD NOT RELY ON THEM AS STATEMENTS OR REPRESENTATIONS OF FACT BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THEM.