

7 Linden Road, Leatherhead, KT22 7JF

Price Guide £685,000









- MODERN VICTORIAN VILLA
- SITTING ROOM
- MODERN BATHROOM
- OFF STREET PARKING
- SHORT WALK TO TOWN & STATION
- THREE BEDROOMS
- BASEMENT/HOME OFFICE
- KITCHEN BREAKFAST ROOM
- SOUTH WEST FACING GARDEN
- WOOD DOUBLE GLAZED SASH WINDOWS *

Description

A charming Victorian villa, set within Leatherhead's Conservation Area, featuring attractive red brick elevations and slate roof. The accommodation retains many original features and includes two reception rooms, one of which is an impressive basement room with steps leading directly up to the garden. There is also a sitting room, kitchen/breakfast room, useful utility area and ground floor cloakroom.

On the first floor, there are two generous double bedrooms, a further single bedroom and a modern family bathroom.

Outside, the property benefits from off-street parking, whilst to the rear is an attractive, partially walled garden enjoying a south-westerly aspect, with a combination of lawn and paved patio providing an ideal space for outdoor entertaining.

* The current owners have also just invested in brand new, wood double glazed sash windows throughout which are due to be installed shortly.

Tenure	Freehold
EPC	D
Council Tax Band	E

Situation

Located on the very popular St Johns School area of Leatherhead, this property is within walking distance of the town centre, Waitrose, Parish Church, Nuffield Health Fitnesss & Wellbeing Gym and mainline station

Leatherhead town centre offers a variety of shops including a Boots and Sainsbury's in the part covered Swan Shopping Centre. The town offers a wide variety of quality independent restaurants and coffee shops. Within the area there are highly regarded both state and private schools including Therfield, St John's School and Downsend School whilst at nearby Mickleham is RGS Surrey Hills School.

Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned, offering plentiful of outdoor activities at Bocketts Farm, Denbies Wine Estate, and Polesden Lacy. Epsom Downs (home of the famous Derby horse race) is within 15 minutes drive and Headley Heath is just 10 minutes away.







Approximate Gross Internal Area = 113.8 sq m / 1225 sq ft
Stores = 10.7 sq m / 115 sq ft
Total = 124.5 sq m / 1340 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1347659)

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