



10 Kingslea, Leatherhead, Surrey, KT22 7SN

Price Guide £417,500



- EDWARDIAN HOUSE
- SITTING ROOM
- UTILITY AREA
- CUL-DE-SAC
- CLOSE TO SCHOOLS & STATION
- THREE BEDROOMS
- KITCHEN/DINING ROOM
- GROUND FLOOR BATHROOM
- WEST FACING GARDEN
- 822 SQ.FT.

Description

This extended three bedroom Edwardian house is set in a popular cul-de-sac within easy walking distance of local schools, town centre and mainline train station.

A covered porch via new front door leads to a small hall leading to a good sized sitting room with bay window and useful understairs cupboard, open plan kitchen/dining room with breakfast bar, space for dining table and to a separate utility area and bathroom.

Upstairs, there is a large 15'11 x 10'2 principal bedroom with fitted wardrobes, second double bedroom and single bedroom.

Outside, a new rear door from the utility area leads to a 45' West facing garden with patio, lawn and large garden shed.

Tenure	Freehold
EPC	C
Council Tax Band	D

Situation

Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose Local and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town.

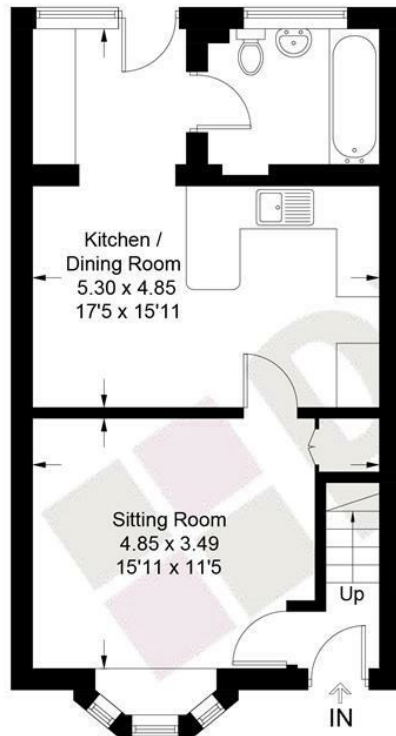
The main line railway station is just 10 minutes walk and offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is only a two-minute drive away, providing easy access to both. Gatwick and Heathrow Airports.

There is a wide range of quality private and state schooling in the general area. State schools include St Andrew's RC School and Therfield Secondary School, both in Leatherhead. Private schools include St. John's in Leatherhead, Downsends Prep School.

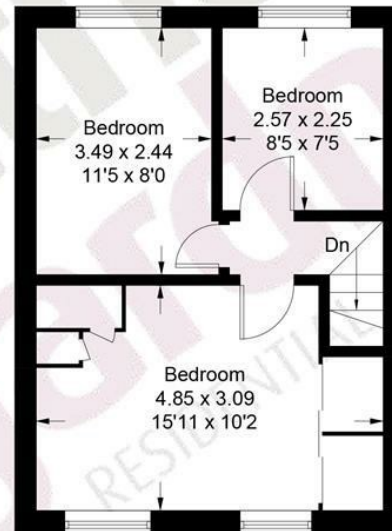
In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts Farm, Denbies Wine Estate and Epsom Downs where the famous Derby is held.



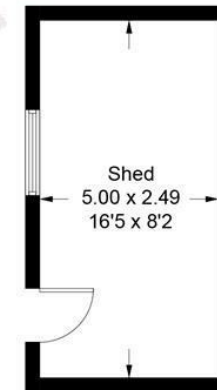
Approximate Gross Internal Area = 76.4 sq m / 822 sq ft
Shed = 12.5 sq m / 134 sq ft
Total = 88.9 sq m / 956 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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. (ID1331743)

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