



Kingston Road, Leatherhead, KT22

A well-presented, two bedroom mid-terrace period house with garden and off-street parking.

ESTATE & AGENT

— Tailored, local and personal —

Kingston Road, Leatherhead, KT22

£325,000 Freehold

Overview

An impressive, well-presented two bedroom mid-terrace period house is offered to the market.

This homely property boasts off-street parking for two cars, rear garden, two reception rooms, conservatory and a working open-fire place. The welcoming and tastefully decorated accommodation briefly comprises;

Entrance hall leading to stairs to first floor with cupboard underneath, two open-plan reception rooms; offering clearly defined lounge and dining areas with working fireplace and attractive exposed brickwork, a modern fitted kitchen with attractive tiling opening onto a versatile conservatory/breakfast/utility space with French doors to garden.

To the first floor there is a landing with airing cupboard, a good-sized double bedroom, a well-proportioned second bedroom with loft-hatch with pull-down ladders offering additional storage space and a spacious bathroom/w.c. comprising a contemporary white three-piece suite and attractive tiling to walls.

The property further boasts gas fired central heating, upvc double glazing, stripped wood internal doors, made to measure window blinds, alarm system and rear access.

Externally the property benefits from an enclosed rear garden with sunny aspect, pleasant patio area and AstroTurf, garden shed with power & light and two private parking spaces - additional on-street parking is also available close by.

Kingston Road is conveniently located in the heart of popular Leatherhead close to a variety of shops such as Sainsbury's and Waitrose, local amenities including leisure centre and theatre, restaurants and transport links to London - approximately 40 minutes as well as easy access to the M25.

The sale of this property offers buyers and exciting opportunity to purchase a comfortable home that is ready to move into and enjoy. Viewing comes highly recommended with Offers Over £325,000 invited.

Lounge 10'6" x 9'9"

Dining Room 11'1" x 9'8"

Kitchen 9'10" x 5'12"



Conservatory 9'10" x 5'10"

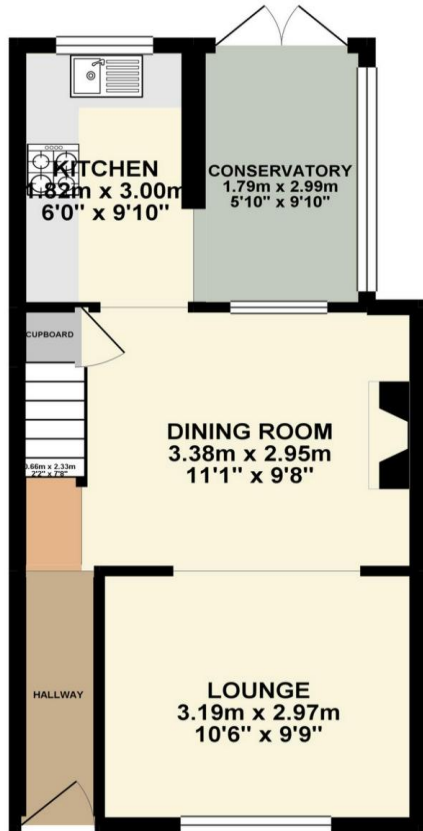
Bedroom One 13'9" x 9'6"

Bedroom Two 8'6" x 9'9"

Bathroom/W.C. 5'11" x 9'7"



GROUND FLOOR 35.28 sq. m.
(379.74 sq. ft.)



1ST FLOOR 29.52 sq. m.
(317.73 sq. ft.)



TOTAL FLOOR AREA : 64.80 sq. m. (697.46 sq. ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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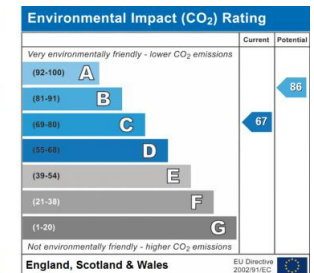
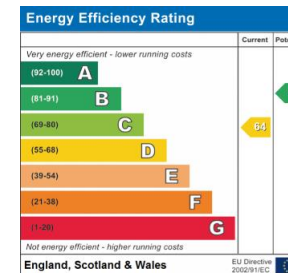
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