



**2 BED VICTORIAN COTTAGE**  
**PRIVATE CUL-DE-SAC**  
**30' REAR GARDEN**

**2 RECEPTIONS + FITTED KITCHEN**  
**FEATURE CAST IRON FIREPLACES**  
**UPSTAIRS FAMILY BATHROOM**

Christies Residential are pleased to offer for sale this two bedroom Victorian cottage situated in a private Cul-De-Sac just a short walk from Leatherhead high street and mainline station. The property benefits from: gas central heating via radiators with 'Vaillant' boiler, double glazing, two receptions with stripped wood flooring, several feature cast iron fireplaces, separate fitted kitchen, upstairs family bathroom and a secluded 30' courtyard garden.

**Byron Place, Leatherhead,  
Surrey, KT22 8AX**

**Offers Over £400,000**

### **Lounge**

11.2" X 11" (3.41m X 3.35m)

Via double glazed door. Double glazed window.  
Feature cast iron fireplace. Stripped wood flooring.

### **Lobby**

With Cloaks cupboard. Stripped wood flooring.

### **Dining Room**

11.2" X 10.11" (3.41m X 3.08m)

Double glazed window overlooking rear garden.  
Fitted storage cupboards. Stripped wood flooring.

### **Fitted Kitchen**

8" X 6" (2.44m X 1.83m)

Double glazed window overlooking rear garden.  
Range of fitted wall and base units with inset  
stainless steel sink. Built in electric oven and gas hob  
with extractor over. Freestanding washing machine  
and fridge. Door to rear garden.

### **First Floor Landing**

Access to loft via pull down ladder.

### **Bedroom 1**

11.5" X 10.11" (3.51m X 3.08m)

Double glazed window to front aspect. To each side  
of the cast iron fireplace are two fitted wardrobes,  
one shelved, the second with hanging rail with  
storage cupboards over.

### **Bedroom 2**

11.7" X 6.7" (3.57m X 2.04m)

Double glazed window overlooking rear garden.  
Feature cast iron fireplace.

### **Family Bathroom**

Obscure double glazed window. Matching white suite  
comprising panel enclosed bath with wall mounted  
mixer shower, wash hand basin and low level WC.  
Part tiled walls with towel rail & mirror. Vinyl flooring.

### **Front Garden**

Via attractive railings with gate and pathway to front  
door.

### **Secluded Courtyard Rear Garden**

30" (9.14m)

With mature bushes. Outdoor tap. Timber shed.

### **Boiler Cupboard**

Housing wall mounted Vaillant boiler (approx. 4 years  
old).



**TENURE**  
Freehold

**Local Authority** Mole Valley District Council

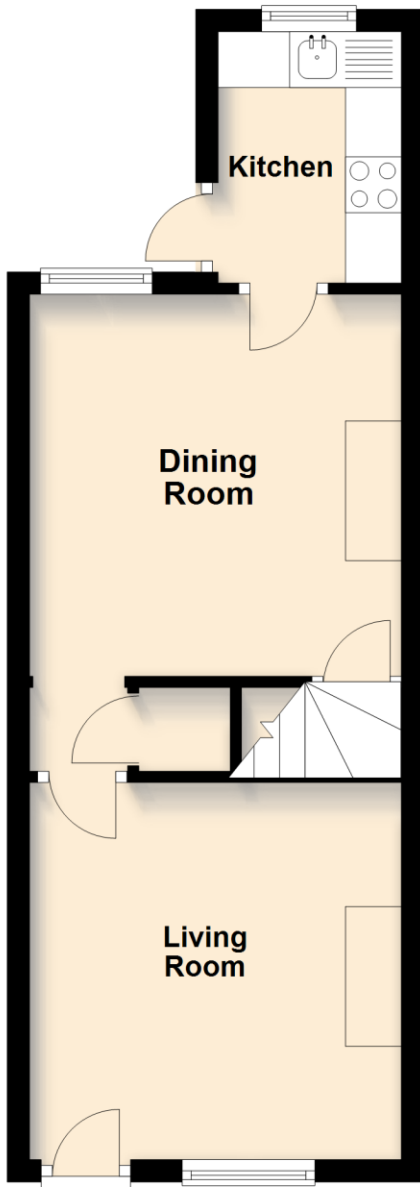
**Council Tax**  
Band D



	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

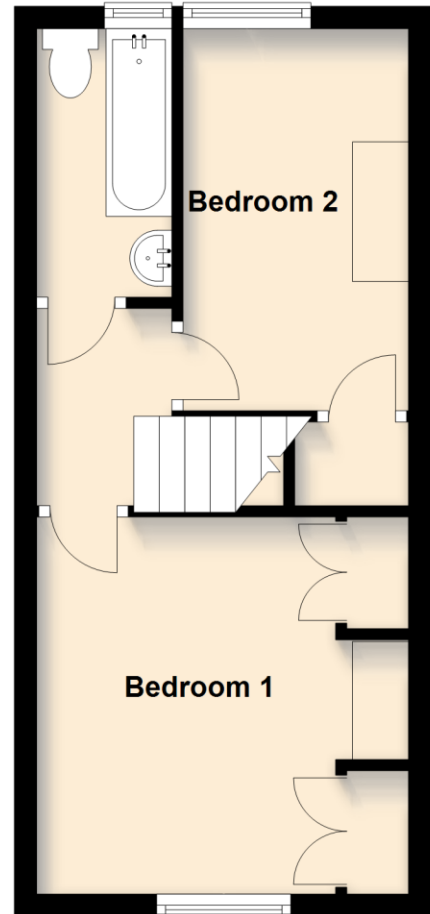
## Ground Floor

Approx. 29.6 sq. metres (319.0 sq. feet)



## First Floor

Approx. 25.8 sq. metres (277.5 sq. feet)



Total area: approx. 55.4 sq. metres (596.4 sq. feet)

Please note that this floorplan is not to scale and is for illustrative purposes only.  
Plan produced using PlanUp.

### IMPORTANT NOTES - PLEASE READ

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.



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