



**EXTENDED 3 BED SEMI**

**20 LOUNGE/DINER**

**18' FAMILY ROOM**

**11' x 10' FITTED KITCHEN**

**OFF STREET PARKING**

**LANDSCAPED 60' REAR GARDEN**

Christies Residential are pleased to offer for sale this extended 3 bedroom semi detached chalet. Situated within walking distance of Leatherhead town and mainline station the property benefits from: Double glazing, gas central heating via radiators, 20' lounge/dining room, 18' double glazed conservatory/family room, 11' x 10' fitted kitchen, modern 4 piece downstairs family bathroom, own driveway with off street parking, front & 60' landscaped rear garden that contains brick shed with power.

**Clare Crescent, Leatherhead,  
Surrey, KT22 7RF**

**£469,950**

## Gas Central Heating Via Radiators

### Entrance Hall

Via double glazed door. Grey laminate flooring. Under stairs cupboard.

### Family Bathroom

Obscure double glazed windows. Matching 4 piece white suite comprising: panel enclosed bath, walk in shower cubicle, vanity unit with inset wash hand basin & low level WC. Tiled walls. Extractor fan. Heated towel rail. Tiled floor.

### Lounge/Dining Room

20' 3" x 11' 6" (6.17m x 3.50m)

Double glazed bay window with fitted blinds. Feature fireplace with modern electric fire. Opening to:

### Double Glazed Conservatory/Family Room

18' 0" x 12' 6" (5.48m x 3.81m)

Double glazed French & Single doors to rear garden. Grey laminate flooring. Fitted blinds. Door to:

### Fitted Kitchen

11' 10" x 10' 0" (3.60m x 3.05m)

Double glazed window with fitted blind. Extensive range of fitted wall & base units with inset 'Butler' sink. Built in electric range cooker with matching cooker hood over. Integrated washing machine & dishwasher. Space for American fridge/freezer. Ceramic tiled floor.

### First Floor Landing

With lobby area. Storage cupboard.

### Bedroom 1

15' 0" x 8' 5" (4.57m x 2.56m)

Fitted mirror fronted wardrobes to the length of one wall. Eaves storage cupboard. Double glazed window over looking rear garden with fitted blind.

### Bedroom 2

11' 6" x 8' 1" (3.50m x 2.46m)

Double glazed bay window with fitted blind. Fitted double wardrobe..

### Bedroom 3

8' 8" x 7' 9" (2.64m x 2.36m)

Double glazed window over looking rear garden with fitted blind.

## OUTSIDE

### Own Driveway

With off street parking.

### Front Garden

Via retaining wall. Side gate to rear garden.



## Landscaped Rear Garden

60' (18.27m) Approx

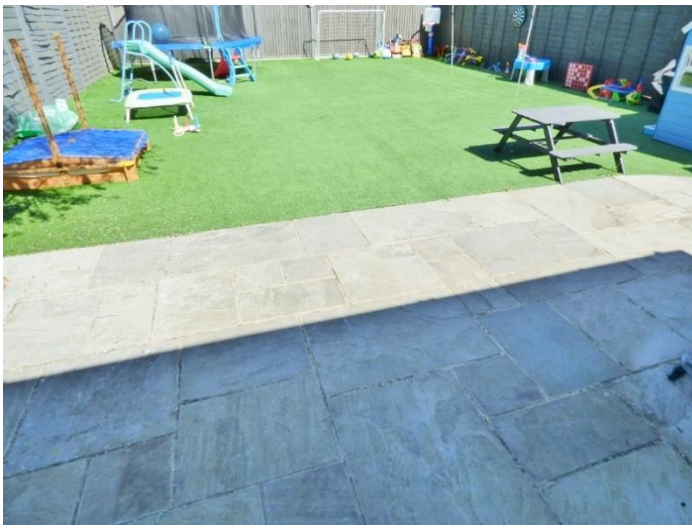
Patio with side gate to front garden. Brick build shed with power. Timber shed. Playhouse. Mainly Astro turfed with wood panel fencing and trellis.

## COUNCIL TAX

Tax Band 'C' Mole Valley

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	





**Ground Floor**  
Approx. 656.9 sq. feet



**First Floor**  
Approx. 342.7 sq. feet



Total area: approx. 999.6 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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