



2 DOUBLE BED TOP MAISONETTE

LOFT SPACE

2 PRIVATE GARDENS

NO ONWARD CHAIN

GARAGE IN BLOCK

SOUGHT AFTER CUL-DE-SAC

Christies Residential are pleased to offer for sale this 2 double bedroom first floor maisonette with two private gardens & a garage. Situated in a popular cul-de-sac next to the River Mole within walking distance of Leatherhead town centre & mainline station. The property benefits from: no onward chain, 122 year lease, double glazing, gas central heating, loft space, (could be converted STPP) 15' lounge, fitted kitchen, family bathroom, separate WC, two fenced off private gardens (could be re-connected to make one) & a detached garage.

**Minchin Close, Leatherhead,
Surrey, KT22 8BH**

£349,950

Entrance Hall

Via double glazed door. Stairs to upper floor.

First Floor Landing

Double glazed flank window. Cupboard housing meters. Cupboard housing wall mounted 'Worcester Bosch' boiler. Access to loft. (could be converted STPP)

Lounge

15.11" X 10.5" (4.61m X 3.2m)

Double glazed window. Feature fireplace.

Fitted Kitchen

12" X 10.9" (3.66m X 3.32m)

Double glazed window. Range of fitted wall & base units with inset 1 & 1/2 white sink unit. Built in electric oven & hob with extractor over. Freestanding 'Bosch' washing machine & 'Beko' tumble dryer. Space for fridge/freezer.

Bedroom 1

15.1" X 12" (4.6m X 3.66m)

Double glazed window. Fitted wardrobes.

Bedroom 2

12.2" X 10.9" (3.72m X 3.32m)

Double glazed window.

Family Bathroom

Obscure double glazed window. matching white shower bath with wall mounted shower & screen over & wash hand basin. Part tiled walls. Tiled floor.

Separate WC.

Obscure double glazed window. Low level WC. Tiled floor.

Private Garden 1

Via side gate. Patio area. Lawn with wood panel fencing. (back to back with garden 2 so could be opened up as one).

Private Garden 2

Landscaped. mainly laid to lawn with wood panel fencing.

Detached Garage

En Block at end of cul-de-sac. Number 21 (On separate lease)



TENURE
Leasehold

LEASE
122 years Unexpired

GROUND RENT
£100.00 Per year

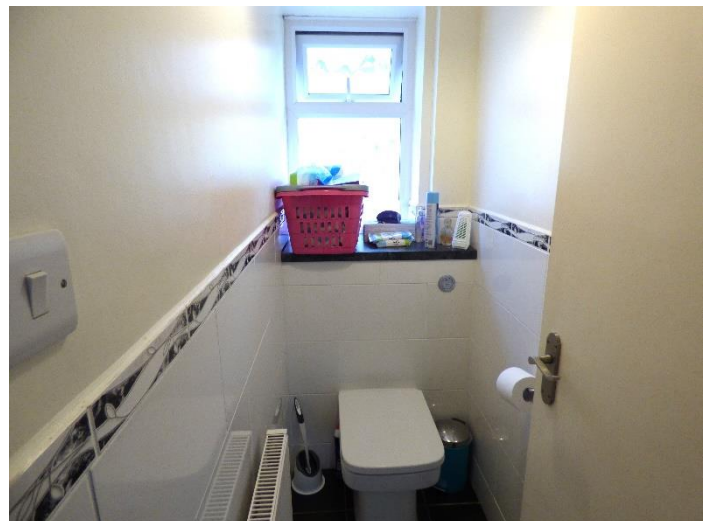
SERVICE CHARGE
Nil

Local Authority
Mole Valley District Council

Council Tax
Tax Band C

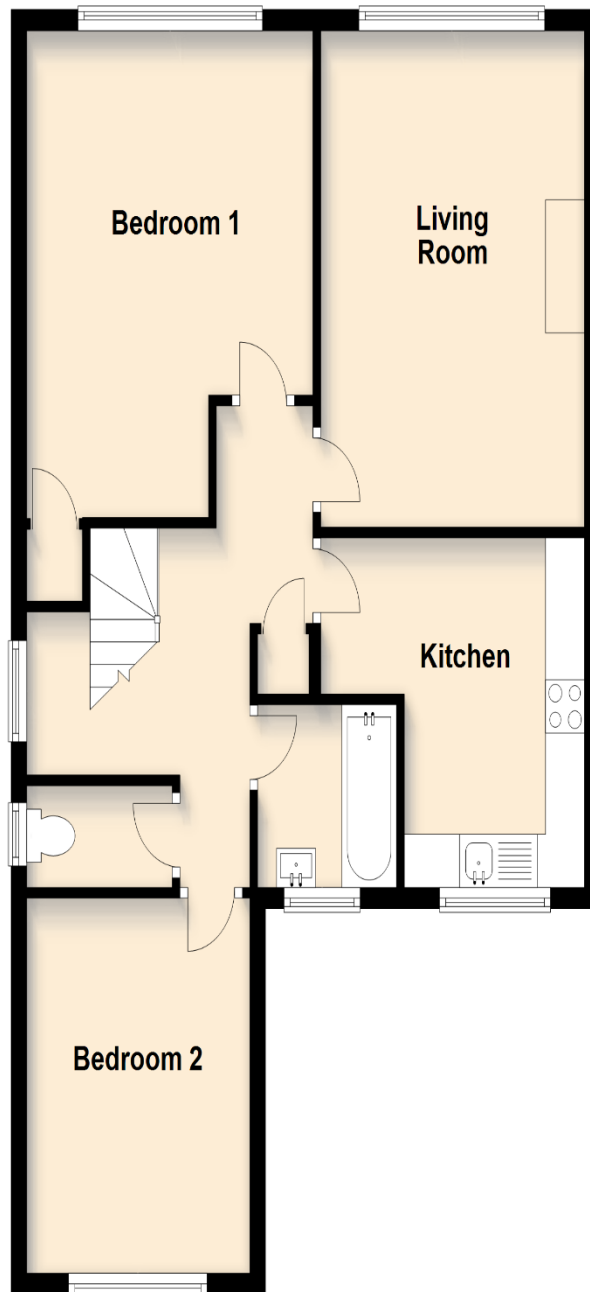


	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	70	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



First Floor

Approx. 66.6 sq. metres (716.6 sq. feet)



Total area: approx. 66.6 sq. metres (716.6 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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