



**HE** HUGGINS  
EDWARDS  
& SHARP

NIGHTINGALE TERRACE, LINDEN RD, LEATHERHEAD, KT22 7JB  
£535,000 FREEHOLD



# NIGHTINGALE TERRACE, LINDEN ROAD LEATHERHEAD, KT22 7JB

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**Stunning Views Over St John's School  
Playing Field**

**Town Centre Location**

**Two Double Bedrooms**

**Luxury 4 Piece Bathroom**

**Lounge with Bi Fold Doors**

**Private Driveway • Cloakroom**

**Conservation Area**

**Double Glazing and Gas Central Heating**

**Multi Zone Alarm System**

**Shaker Style Kitchen From Wooden Heart of  
Weybridge**

**Composite Stone Work Surfaces**

**Luxury Siemens Appliances**

**Underfloor Heating to Ground Floor**

**Villeroy & Boch Sanitaryware and Hansgrohe Fittings**

**Solar Voltaic Roof Panels**

**Remaining 10 Year New Home NHBC Warranty**

A charming character terraced home occupying a lovely position situated in a conservation area within Leatherhead town centre and within a few minutes walk of the main line station and shops. The property is one of just 4 cottage style homes constructed approximately 5 years ago by a well respected independent local developer and enjoys stunning views to the rear over St. John's school playing fields.

Leatherhead town centre provides the Swan centre shopping complex, Waitrose supermarket, superstores, post office, public library, health centres, dental surgeries and refurbished leisure centre.



The area is served by a selection of private and state schools catering for all age groups, churches of various denominations, main bus routes and within close walking distance of Leatherhead main line station which provides regular services into Central London (Waterloo/Victoria). Nearby beauty spots include Polesden Lacey, Norbury Park and Box Hill and the main town centres of Dorking, Epsom, Kingston and Guildford are all within a 10/15 mile radius. Junction 9, the Leatherhead Intersection of the M25 links both Heathrow and Gatwick Airports and most major routes in the south-east.

The property features a high specification with quality fittings to include Villeroy and Boch sanitaryware and Hansgrohe fittings, underfloor heating to the ground floor with high efficiency boiler and solar voltaic roof panels, recessed ceiling lights, double glazed windows, as well as a shaker style kitchen, supplied by Wooden Heart of Weybridge, with grey units complemented with composite stone work surfaces, splashbacks, upstands, downlights and integrated Siemens appliances.

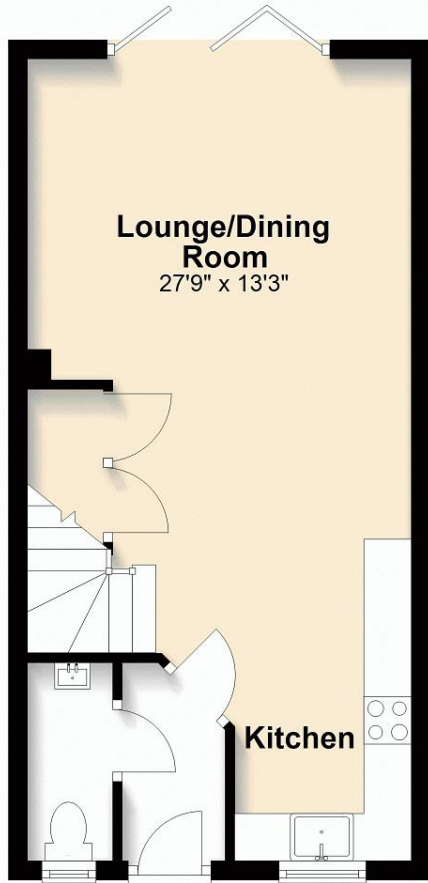
The accommodation has been thoughtfully designed and the present owners have maintained the property to a high standard adding wooden shutters and radiator covers. On the ground floor there is an entrance porch, entrance hall, cloakroom with wall hung w.c. and vanity unit. The living room/kitchen enjoys a double aspect with a comprehensively fitted shaker style kitchen featuring a range of Siemens iQ appliances including an integrated fridge/freezer & dishwasher, built in eye level multifunctional fan assisted oven plus combination microwave oven, 4 zone induction hob with Siemens canopy extractor above. There are soft close doors and drawers, Franke under slung sink unit, mains fed smoke alarm and carbon monoxide alarm. Under the stairs is a storage area together with a Siemens washing machine and separate Siemens dryer. The living room enjoys a delightful aspect with full width bi fold doors opening onto a brick paved terrace/garden which overlooks the stunning, well maintained, playing fields.

On the first floor there is a landing with access to a partly boarded loft with light & sliding ladder, luxury fully tiled bathroom featuring a separate corner shower as well as bath, wall hung w.c and vanity unit. The principal bedroom enjoys a glass Juliet balcony with double french doors overlooking the playing fields and fitted wall to wall, floor to ceiling wardrobes with hanging rails and drawer unit. The second bedroom is a double and also features a double floor to ceiling wardrobe.



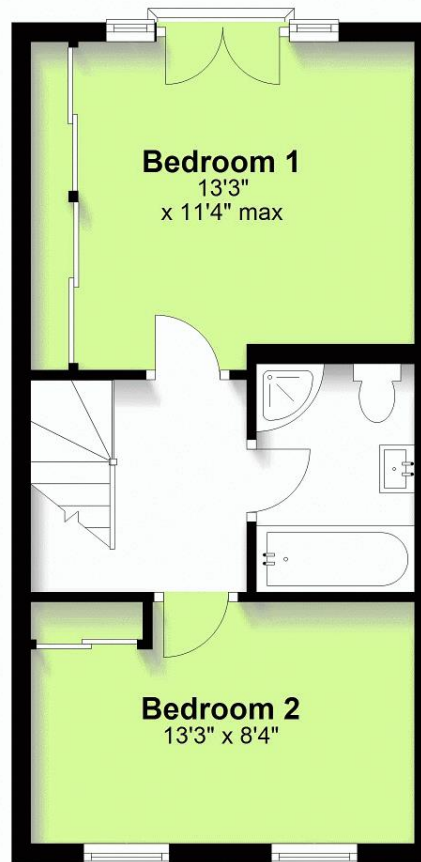
**Ground Floor**

Approx. 368.7 sq. feet



**First Floor**

Approx. 364.6 sq. feet



Total area: approx. 733.3 sq. feet

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

Outside there is a private driveway for one car and gated lockable store behind the parking space (the refuse store) in addition to the secluded garden. There is also Permit parking available on the road for additional cars and visitor permits.

Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains gas, electricity, water and drainage are all connected to the property.

Note 3 - Mole Valley District Council Tax Band D.

Note 4 - The boarded loft space is approx 1.3m wide x 2.4m length x 1.3-1.5m+ height (at the centre of the roof pitch)

**VIEWING STRICTLY BY APPOINTMENT ONLY  
THROUGH THE VENDORS AGENTS HUGGINS  
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**Energy Performance Certificate**



| Score | Energy Rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 86      | 87        |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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