



**THREE DOUBLE BEDROOMS**

**TWO LUXURY BATHROOMS**

**40' REAR GARDEN**

**LUXURY KITCHEN/DINER**

**OWN DRIVE TO GARAGE**

**NO ONWARD CHAIN**

Christies Residential are pleased to offer for sale this immaculate 3 double bedroom end of terrace town house situated in a private road on the popular south side of Leatherhead. The property benefits from: no onward chain, luxury upgraded kitchen/dining room with granite worktops, upgraded Karndean flooring, luxury upgraded ground floor cloakroom, upstairs first floor family bathroom and en-suite shower room, own driveway to integral garage and 40' rear garden.

**Greyford Close, South  
Leatherhead, Surrey, KT22 8DS**

**£729,000**

### **Gas Central Heating Via Radiators**

With solar panels on roof that give a rebate for any electricity generated.

### **Wireless Alarm System**

### **Electronic smoke alarms and carbon monoxide alarm**

### **Television/Telephone Points**

All main rooms have TV points which can be connected to Sky via communal dish. Also all have telephone points.

### **Covered Porch**

Attractive Glass cover

### **Entrance Hall**

Via double glazed door. Under stairs cupboard. Cloaks cupboard. Upgraded Karndean flooring.

### **Cloakroom**

Frosted double glazed window. Half tiled walls. Upgraded Karndean flooring. Extractor. Heated towel rail. Matching wash hand basin & low level WC.

### **Integral Garage**

**17' 6" x 8' 6" (5.33m x 2.59m)**

Via up & over door. Personal door to hallway. Power & light. Bike rack.

### **Luxury Upgraded fitted Kitchen/Dining Room**

**16' 8" x 19' 2" (5.08m x 5.84m)**

Via glazed door. Range of upgraded modern wall & base units with granite work surfaces including inset 1 & 1/2 sink. Built in double electric oven, 5 burner gas hob with glass splash back & matching cooker hood. Integral fridge/freezer, washer/dryer, recycling bins and 'Bosch' dishwasher. Cupboard housing wall mounted 'Potterton' boiler. Space for dining room table and chairs. Double glazed windows and French doors to rear garden. Upgraded Karndean flooring.

### **First Floor Landing**

Via carpeted staircase. Upgraded Karndean flooring.

### **Living Room**

**16' 8" x 15' 5" (5.08m x 4.70m) At Longest Point**

Double glazed Juliet balcony to front aspect. Further double glazed window. Upgraded Karndean flooring.

### **Luxury Family Bathroom**

Fully tiled walls with large inset fitted mirror and shelf below. Matching suite comprising: modern bath with wall mounted shower and screen, wash hand basin & low level WC. Shaver point. Heated towel rail. Extractor. Upgraded Karndean flooring.





### Bedroom 1

16' 8" x 8' 11" (5.08m x 2.72m)

Double glazed window over looking rear garden. Upgraded Karndean flooring. Door to:

### Luxury En-Suite Shower Room

Obscure double glazed window. Extractor. Upgraded Karndean flooring. Matching suite comprising: double walk in shower cubicle, wash hand basin and low level WC, Custom built triple mirror fronted bathroom cabinets with attractive lighting and shelf below. Heated towel rail. Upgraded Karndean flooring.



### Second Floor Landing

Via carpeted staircase. Upgraded Karndean flooring. Access to small loft space.

### Bedroom 2

16' 8" x 11' 8" (5.08m x 3.55m)

Double glazed window to front aspect. Upgraded Karndean flooring.

### Bedroom 3

13' 6" x 12' 5" (4.11m x 3.78m)

Double glazed window over looking rear garden. Upgraded Karndean flooring. Cupboard housing sealed mega flow hot water system.



## OUTSIDE

### Front Garden

Flower borders. Pathway to front door. Shared side pathway giving side access to the rear garden. (This is looked after by the estate gardeners as part of the maintenance payment)

### Secluded Rear Garden

40' (12.18m) Approx

Patio area. Paving for wheelie bins. Wood panel fencing. Side gate.

### Own Driveway

With block paving and off street parking for one car leading to integral garage.

### Maintenance

As Greyford Close is a small private road the residents committee charge an annual maintenance charge for upkeep, gardening, drainage, outside lighting etc - currently £553 Per Annum.

### COUNCIL TAX

Tax Band 'F' Mole Valley District.

### TENURE

FREEHOLD





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### 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.

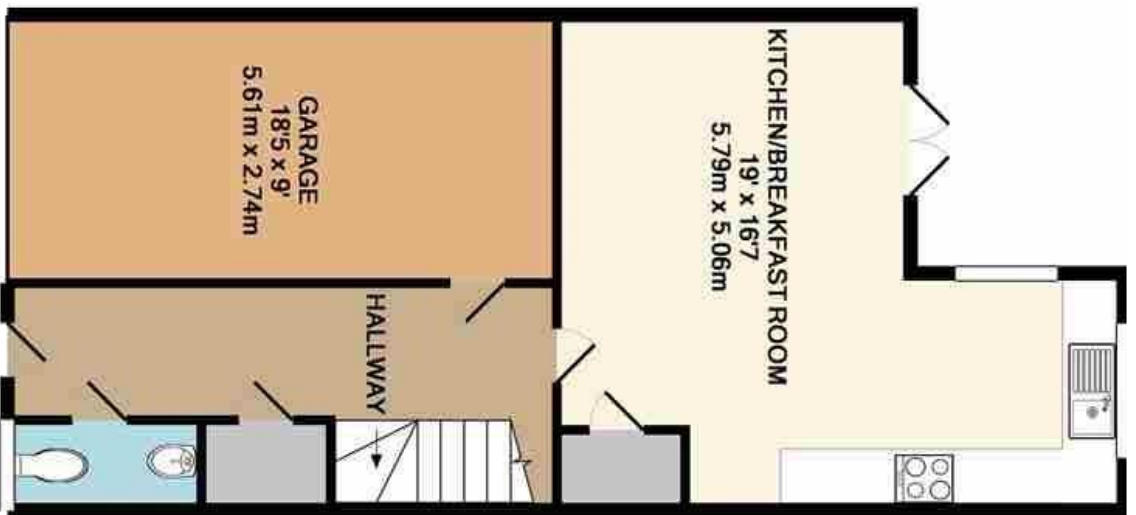


sales@christiesmail.co.uk  
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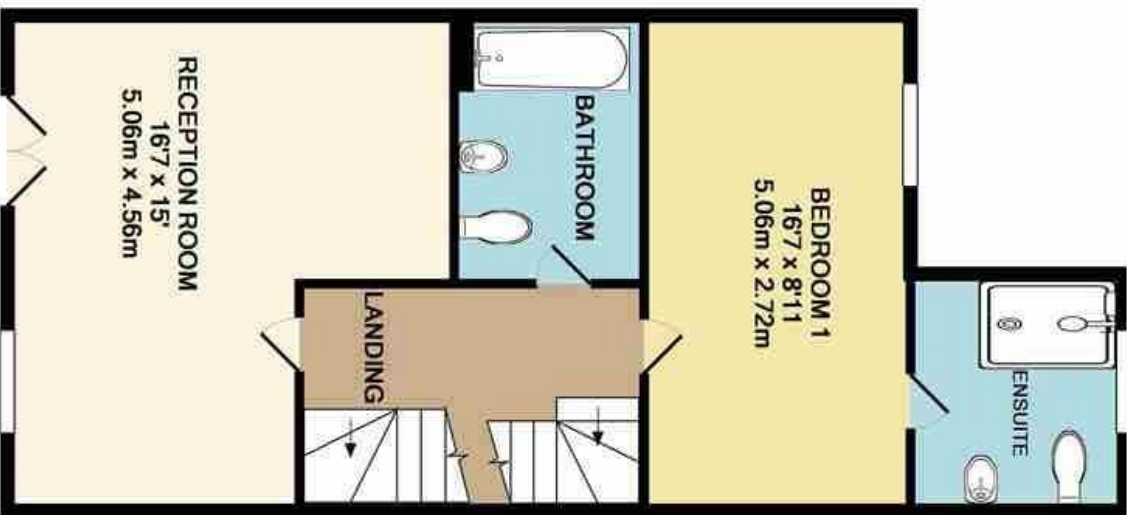
1 Hazel Parade, Penrose Road, Fetcham, Leatherhead, Surrey, KT22 9PY

www.christiesresidential.co.uk

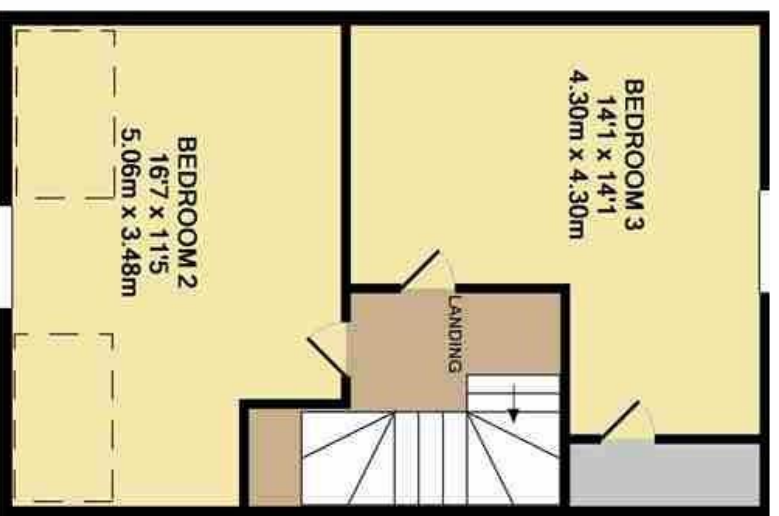
Telephone: 01372 362555



Ground Floor  
Approx. Floor  
Area 559 Sq.Ft.  
(51.9 Sq.M.)



1st Floor  
Approx. Floor  
Area 557 Sq.Ft.  
(51.8 Sq.M.)



2nd Floor  
Approx. Floor  
Area 424 Sq.Ft.  
(39.4 Sq.M.)

Total Approx. Floor Area 1540 Sq.Ft. (143.1 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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