



2 BEDROOM END TERRACE

RE FITTED KITCHEN

OPEN PLAN LOUNGE/DIINING

REFITTED FAMILY BATHROOM

OFF STREET PARKING FOR 2 CARS

30' GARDEN - SHED WITH POWER

Christies Residential are pleased to offer for sale this 2 bedroom end of terrace property situated in a sought after road. The property benefits from: double glazing, gas central heating via radiators, enclosed entrance hall, open plan living room and dining area, re fitted kitchen, loft access, refitted upstairs family bathroom, both bedrooms with fitted wardrobes, off street parking for 2 cars & 30' rear garden containing shed with power.

**8 Teazlewood Park, Leatherhead,
Surrey, KT22 7JQ**

£429,950

Gas Central Heating Via Radiators

Entrance Hall

Via double glazed door. Storage cupboard with power. (currently housing freezer) Built in shelving. Door to:

Lounge

14.11" X 13.8" (4.3m X 4.21m)

Double glazed window with fitted blind. Under stairs storage cupboard. Amtico flooring. Open to:

Dining Area

8.8" X 7.3" (2.68m X 2.23m)

Double glazed French doors to rear garden. Amtico flooring. Door to:



Re Fitted Kitchen

8.8" X 6.5" (2.68m X 1.98m)

Double glazed window over looking rear garden, Range of modern fitted wall & base units with inset sink. Built in 'AEG' microwave, 'Bosch' double electric oven and gas hob. Part tiled walls. Wall mounted 'Worcester Bosch' boiler. Space for fridge. Space & plumbing for washer/dryer.

First Floor Landing

With loft access via pull down ladder. Airing cupboard with socket.



Bedroom 1

13.8" X 8.6" (4.21m X 2.62m)

Double glazed window over looking rear garden with fitted blinds. Fitted double wardrobes. Built in shelving.

Bedroom 2

10.11" X 7" (3.08m X 2.13m)

Double glazed window with fitted blinds. Fitted double wardrobes.



Refitted Family Bathroom

Obscure double glazed window. Matching white suite comprising: panel enclosed bath with wall mounted shower and screen over, vanity unit with inset wash hand basin & low level WC. Heated towel rail. Tiled walls. Wood effect flooring.

Front Garden

Laid to lawn with bushes surrounding.

Off Street Parking For 2 Cars

Rear Garden

(30' Approx) New patio area. Laid to lawn with wood panel fencing. Timber Shed with power & light. Outdoor hot water tap. Side gate.

TENURE

Freehold

Estate Charge

£198 Per Annum

LOCAL AUTHORITY

Mole Valley District Council

COUNCIL TAX

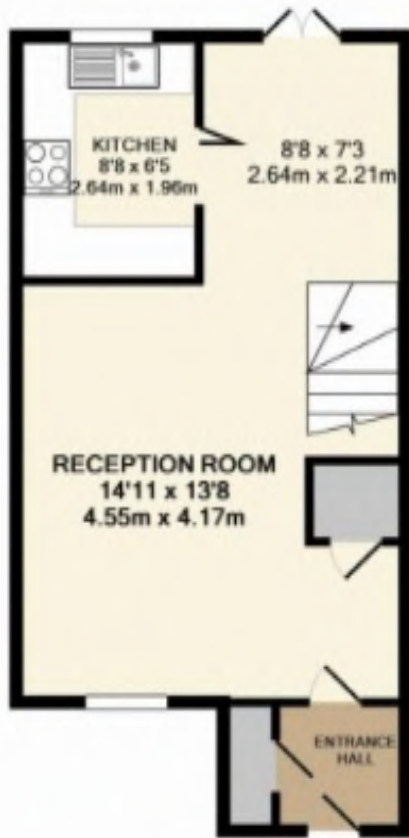
Tax Band D



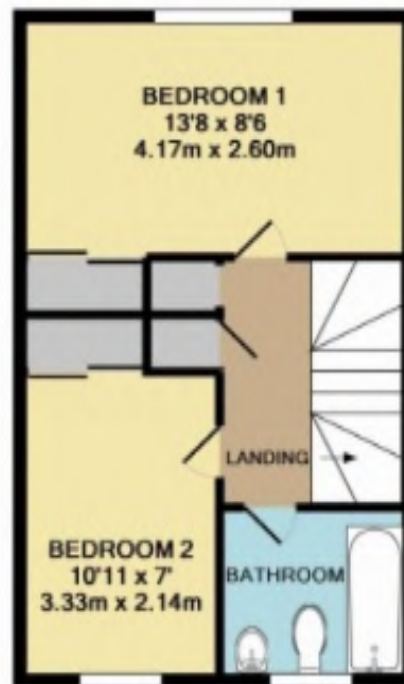
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Ground Floor



1st Floor



Total Approx. Floor Area 646 Sq.Ft. (60.0 Sq.M.)

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.



Christies Residential Ltd
 1 Hazel Parade, Penrose Road, Fetcham, Leatherhead, KT22 9PY
 sales@christiesmail.co.uk lettings@christiesmail.co.uk