







# KINGSTON ROAD

LEATHERHEAD, KT22 7BW

**An Extended & Recently Modernised  
Character Semi Detached House  
Spacious & Flexible Accommodation  
Within Walking Distance Town Centre &  
Station**

**No Ongoing Chain • Four Double Bedrooms  
Luxury 4 Piece First Floor Bathroom  
Entrance Hall • Lounge with Fireplace  
Luxury Shower Room • Utility Room  
Newly Fitted Kitchen/Dining/Family Room  
Sealed Unit Double Glazed Windows  
Integral Garage  
Ample Off Street Parking  
Gas Central Heating to Radiators  
Landscaped Rear Garden  
Potential to Enlarge, if desired.**



AN EXTENDED & RECENTLY MODERNISED CHARACTER semi detached house offering particularly spacious & flexible accommodation situated within a few minutes' walk of the town centre and main line station. The house provides 4 double bedrooms, luxury 4 piece modern bathroom suite and modern shower room. On the ground floor the kitchen/breakfast room opens into the dining room and family room with bi fold doors overlooking the garden. The kitchen features a range of modern units, composite stone worktops, Quooker boiling water tap, Leisure Cuisinmaster Range Cooker, eye level microwave and integrated dishwasher. The house benefits further from gas central heating with a newly fitted boiler, new double glazed windows and secluded garden with a full width paved patio, covered entertaining area with bar, raised timber deck and seating. At the front of the property there is ample parking with a turning area and electric car charging point.



## GROUND FLOOR

### ENTRANCE HALL

part glazed front door, recessed ceiling lights, tiled floor, door to garage, opening to:

**INNER HALL** 14' × 6'1" (4.27m × 1.85m)

max, radiator, coved ceiling, door to:

### LUXURY CLOAKROOM/SHOWER ROOM

modern white suite comprising full width low profile shower tray, thermostatic shower, fixed head rainfall shower plus hand held shower, fixed glazed shower screen, tiled recess, low level w.c., vanity unit, inset wash hand basin, mixer tap, cupboard under, chrome towel rail, extractor fan, fully tiled walls, ceramic tiled walls, recessed ceiling lights.

**BEDROOM 4** 9'5" × 7'5" (2.87m × 2.26m)

feature radiator, sealed unit double glazed window, front aspect.

**LOUNGE** 15'1" × 10'7" (4.60m × 3.23m)

attractive Adam style central stone fireplace, stone mantel & hearth, radiator, sealed unit double glazed window.

**KITCHEN/DINING/FAMILY ROOM** 24'10" × 18'4" (7.57m × 5.59m)

Overall. A superb L shaped room with the dining room leading into the family room and full height bi fold doors from the kitchen overlooking the garden. The kitchen/breakfast room is fitted with a range of contemporary fronted units and drawers including a substantial peninsula with breakfast bar featuring a handleless design and complemented with Quartz worktops. Feature Quooker filter and boiling water tap, under slung stainless sink, Cuisinemaster Leisure Rangemaster with 3 ovens and ceramic hob, extractor hood, eye level stainless steel microwave, integrated dishwasher, ceramic tiled floor, part tiled walls, concealed lighting, recessed ceiling lights, feature radiator. Dining area opening to family room, sealed unit double glazed window, fitted shelves, fitted cupboards, recessed ceiling lights, ceramic tiled floor, feature radiator, understairs cupboard, consumer unit.

**UTILITY ROOM** 8'5" × 8'1" (2.57m × 2.46m)

Fitted shelves, double base unit, inset single drainer stainless steel sink unit, mixer tap, work surface, plumbing and space for washing machine, vent for dryer, wall mounted Glow Worm combination gas fired boiler for central heating and domestic hot water, light grey effect floor, radiator, sealed unit double glazed window.

## FIRST FLOOR

### FIRST FLOOR LANDING

access to partly boarded loft with light via sliding ladder, built in linen cupboard with slatted shelves.

**BEDROOM 1** 15'2" × 12'2" (4.62m × 3.71m)

max, built in shelved wardrobe plus three double built in wardrobes, feature radiator, sealed unit double glazed window, front aspect.

**BEDROOM 2** 13'10" × 12'4" (4.22m × 3.76m)

access to eaves storage area, sealed unit double glazed window, rear aspect, radiator.

**BEDROOM 3** 12'3" × 9'3" (3.73m × 2.82m)

fitted wardrobes, bed recess, cupboards above, sealed unit double glazed window, rear aspect, radiator.

### LUXURY BATHROOM

modern white suite comprising roll top free standing bath, mixer tap and shower attachment, low level w.c., pedestal wash hand basin, fully tiled shower cubicle, independent Triton shower unit, glazed screen and door, extractor fan, part tiled walls, chrome heated towel rail, ceramic tiled floor, obscure double glazed window.



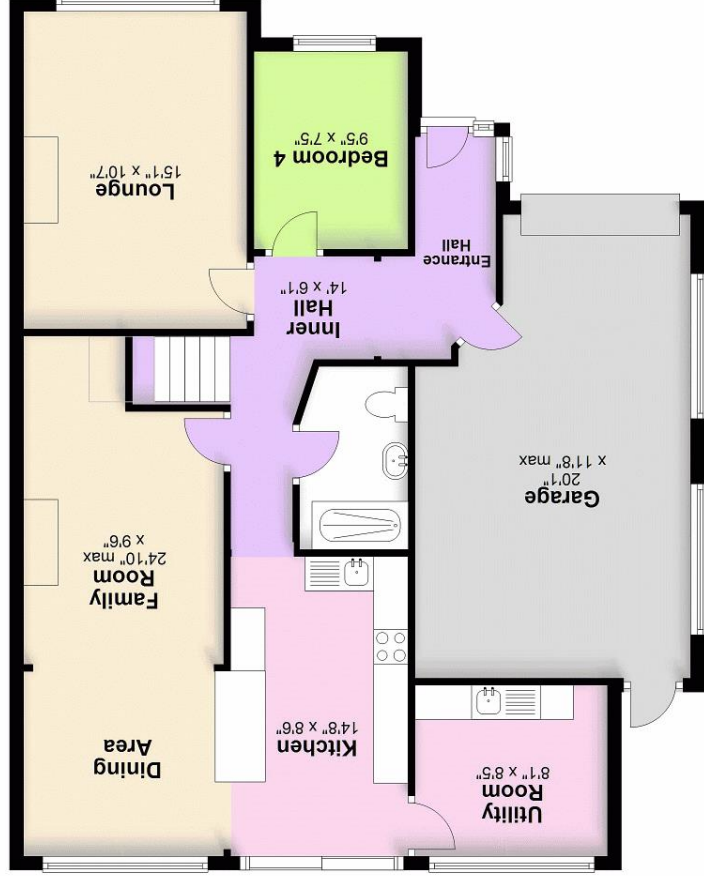




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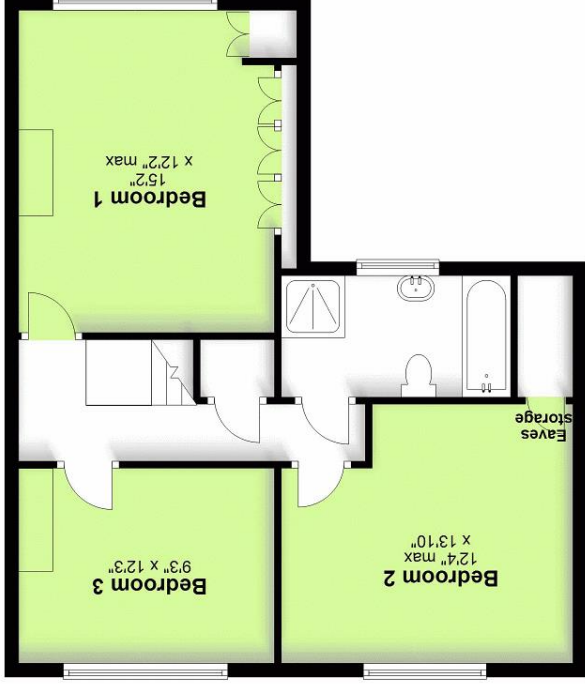


Ground Floor  
Approx. 1115.1 sq. feet



Total area: approx. 1772.4 sq. feet

First Floor  
Approx. 657.3 sq. feet



## OUTSIDE

**GARAGE** 20'1" x 11'8" (6.12m x 3.56m)  
light, swing front doors, door to rear.

## FRONT GARDEN

To the front of the property there is a blocked paved driveway and gravel turning area allowing ample parking, electric charging point, flower borders with shrubs and plants, partly enclosed by panel fencing with mature evergreen hedge marking the boundary.

## REAR GARDEN

The garden is mainly laid to lawn with raised flower borders, variety of shrubs and plants, full width paved patio, courtesy lights, outside cold water tap, paved footpaths, covered entertaining area with bar, raised timber deck and fixed seating. The garden enjoys a secluded south east facing aspect and is partly enclosed by panel fencing.

- 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 - Council Tax Band E - Mole Valley District Borough Council.

**VIEWING STRICTLY BY APPOINTMENT ONLY  
THROUGH THE VENDORS AGENTS HUGGINS  
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81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		