



**3 DOUBLE BED DETACHED  
2 CLOAKROOMS, 2 BATH/SOWER ROOMS  
35' REAR GARDEN**

**17' LOUNGE, 17' FITTED KITCHEN,  
OWN DRIVE, INTEGRAL GARAGE  
NO ONWARD CHAIN**

Christies Residential are pleased to offer for sale this 3 double bedroom modern detached town house set over three floors. Situated in a Cul-De-Sac within walking distance of Leatherhead town centre & mainline station. The property benefits from: No onward chain, luxury family bathroom, luxury en-suite shower room, downstairs and top floor cloakrooms, 17' x 17' luxury fitted kitchen/dining room, 17' x 17' lounge, utility room, own driveway to integral garage & 35' rear garden with timber shed.

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

**£639,950**

## Gas Central Heating Via Radiators

### Entrance Hall

Via double glazed door. Karndean flooring. Storage cupboard. Door to:

### Integral Garage 17' 5" x 12' 2" (5.3m x 3.7m)

Up & over door. Power & light. Personal door.

### Cloakroom

Obscure double glazed window. Matching wash hand basin & low level WC. Wood effect flooring.

### Utility Room 8' 6" x 5' 3" (2.6m x 1.6m)

Double glazed door to garden. Fitted units with freestanding washing machine & tumble dryer. Wood effect flooring.

### Luxury Fitted Kitchen/Dining Room

17' 5" x 17' 5" (5.3m x 5.3m) *At widest point.*

Via double doors. Dual aspect double glazed windows. Range of modern fitted wall & base units with granite work surfaces and inset sinks. Built in electric double oven and gas hob with matching cooker hood over. Integrated fridge/freezer and dishwasher. Karndean flooring. Space for dining room table & chairs. Double glazed French doors to rear garden.

### First Floor Landing

Double glazed flank window.

### Lounge 17' 5" x 17' 5" (5.3m x 5.3m) *At widest point*

Triple aspect double glazed windows. Double glazed French doors to juliet balcony.

### Luxury Family Bathroom

Matching suite comprising: panel enclosed bath with wall mounted shower & screen, wash hand basin & low level WC. Heated towel rail. Part tiled walls. Tiled floor. Shaver point.

### Bedroom 1 15' 9" x 9' 6" (4.8m x 2.9m)

Double glazed window. Fitted double wardrobes. Door to:

### Luxury En-Suite Shower Room

Obscure double glazed window. Matching suite comprising: walk in double shower cubicle, wash hand basin & low level WC. Heated towel rail. Part tiled walls with fitted bathroom cabinets. Tiled floor.

### Second Floor Landing

Double glazed flank window. With door to:

### Cloakroom/WC

Matching vanity unit with inset wash hand basin & low level WC. Heated towel rail. Tiled floor.

### Bedroom 2 17' 6" x 11' 6" (5.33m x 3.5m) *At widest point.*

Double glazed window.



**Bedroom 3 13' 9" x 10' 6" (4.2m x 3.2m)**

Double glazed window. Airing cupboard housing mega flow.

**Front Garden**

Hedge with flower borders. Gate to rear garden.

**Own Driveway**

Paved with off street parking leading to garage.

**Rear Garden**

35' (10.66m) Approx

Patio. Mainly laid to lawn with wood panel fencing. Timber shed.

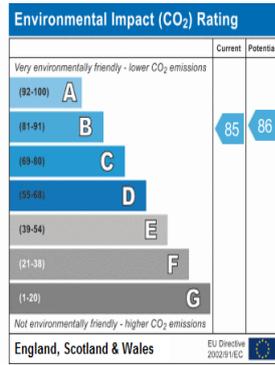
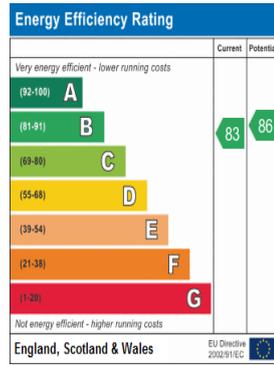
**COUNCIL TAX**

Tax Band 'F'

**Estate Charge**

As Greyford Close is a small private road the residents committee charge an annual maintenance charge for upkeep, gardening, drainage, outside lighting etc - currently £490 Per Annum.





Gross internal area: 6310 ft<sup>2</sup> (586 m<sup>2</sup>)  
 Net internal area: 5861 ft<sup>2</sup> (546 m<sup>2</sup>)



Ground Floor

Gross internal area: 605.8 ft<sup>2</sup> (56.3 m<sup>2</sup>)  
 Net internal area: 569.4 ft<sup>2</sup> (52.9 m<sup>2</sup>)



First Floor

Gross internal area: 416.1 ft<sup>2</sup> (38.7 m<sup>2</sup>)  
 Net internal area: 387.9 ft<sup>2</sup> (36.0 m<sup>2</sup>)



Second Floor

This plan is for illustrative purposes only. Plan not to scale.

Total approx floor area: 1653.0 ft<sup>2</sup> (153.6 m<sup>2</sup>)  
 Ground Floor: 6310 ft<sup>2</sup> (58.6 m<sup>2</sup>)  
 First Floor: 605.8 ft<sup>2</sup> (56.3 m<sup>2</sup>)  
 Second Floor: 416.1 ft<sup>2</sup> (38.7 m<sup>2</sup>)

**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 the purpose. The mention of any appliances and services within these details does not imply that they are in full and 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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