



Blades Close, Leatherhead KT22 7JY

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## Blades Close Leatherhead KT22 7JY

*A rare opportunity to purchase a well presented three bedroom detached bungalow, situated at the end of a quiet cul-de-sac on Ashtead/Leatherhead borders.*

Detached

Bungalow

Three Bedrooms

Two Bathrooms

Southerly Aspect Patio

Garage

Rarely Available

Sought After Road

Cul-De-Sac Location

EPC Rating D

Blades Close is midway between Ashtead and Leatherhead, close to sought after private and state schools and walking distance to a local bus stop.





This delightful property offers a sheltered storm porch and a useful porch, opening into a spacious hallway. On entering this delightful bungalow, a welcoming entrance hall leads to a well appointed kitchen/breakfast room with a range of units and integral appliances. There is a spacious dual aspect living room with a feature fireplace and sliding patio doors out onto the patio.

In addition, this bungalow offers three double bedrooms, one of which has an en-suite shower room and a separate family bathroom.

Externally and to the front, the driveway leads up to an integral garage. There is a charming and secluded rear garden which is mainly laid to lawn, surrounded by mature trees and shrubs and with a southerly aspect patio, perfect for al-fresco dining in the summer months and a useful garden shed.



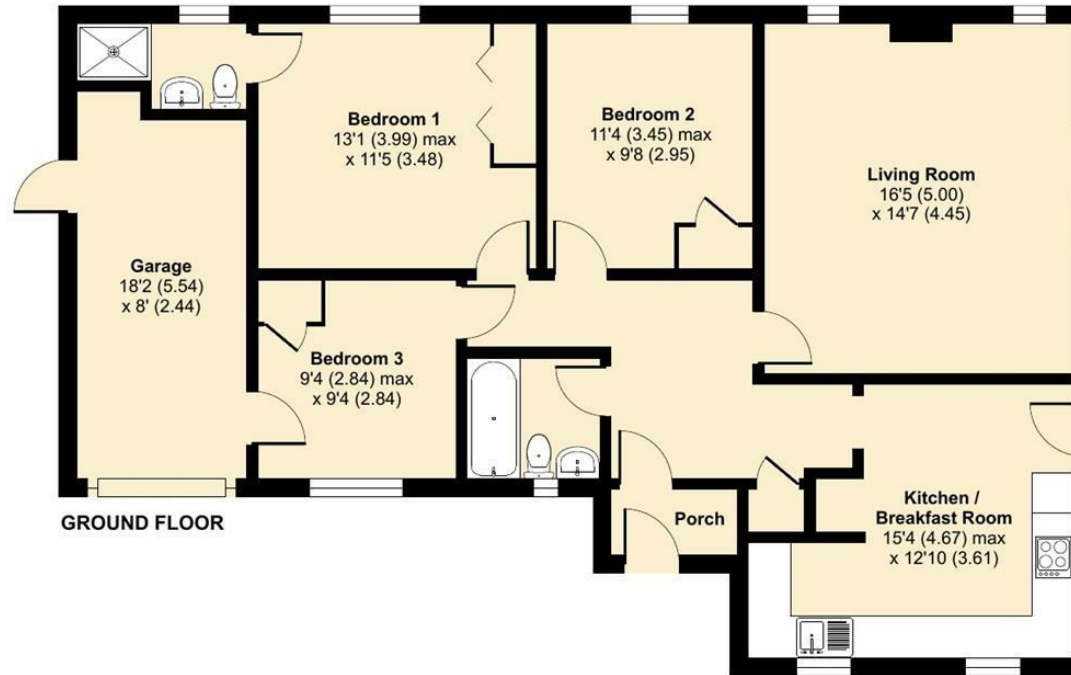
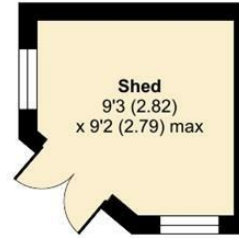
# Blades Close, Leatherhead, KT22

Approximate Area = 1138 sq ft / 105.7 sq m (includes garage)

Outbuilding = 75 sq ft / 6.9 sq m

Total = 1213 sq ft / 112.6 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for V&H Homes. REF: 1023039



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