



22 Poplar Road, Leatherhead



Poplar Road

Leatherhead

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- South Leatherhead Location
- South Facing Garden
- Three Double Bedrooms
- Two Reception Rooms
- Conservatory
- Driveway Parking
- 0.8 Miles to Station
- No Onward Chain





A charming and characterful three double bedroom home located on a desirable residential road in the highly sought after south side of Leatherhead Town Centre. The property has recently under gone redecoration and newly sanded floors. The property offers ample off street parking, a south facing garden and is moments from Leatherhead's restaurants, café's and amenities. NO ONWARD CHAIN.

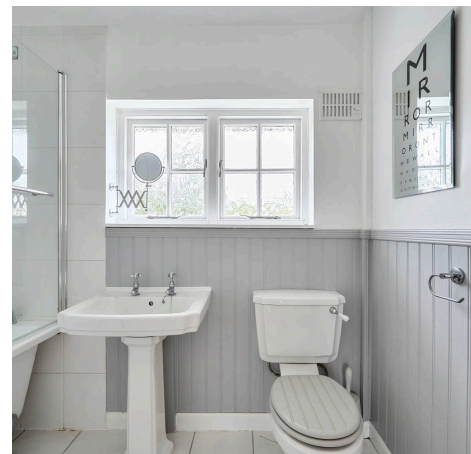
On entering the house, a welcoming entrance hall leads to a spacious dual aspect living room with solid wood floor and wood burning stove. The well-proportioned country-style kitchen offers a butlers sink, range cooker and access to a useful utility room. The ground floor of this superb property also benefits from a spacious dining room and a conservatory, providing the house with ample living space.

To the first floor there are three bright double bedrooms and a family bathroom.

Externally, there is an attractive and secluded south facing rear garden of over 50 feet in length. The garden is mainly laid to lawn, with two timber built garden sheds, a summer house with power and light and a patio area, perfect for al-fresco dining. To the front of the house the property provides off street parking for three vehicles.

The house is located just 0.8 miles from Leatherhead station, which offers trains to London Waterloo and Victoria in approximately 40 minutes. Leatherhead benefits from a selection of restaurants, cafe's and a theatre.

Internal viewings of this superbly located and characterful home are highly advised. Further photos and a floorplan coming soon.

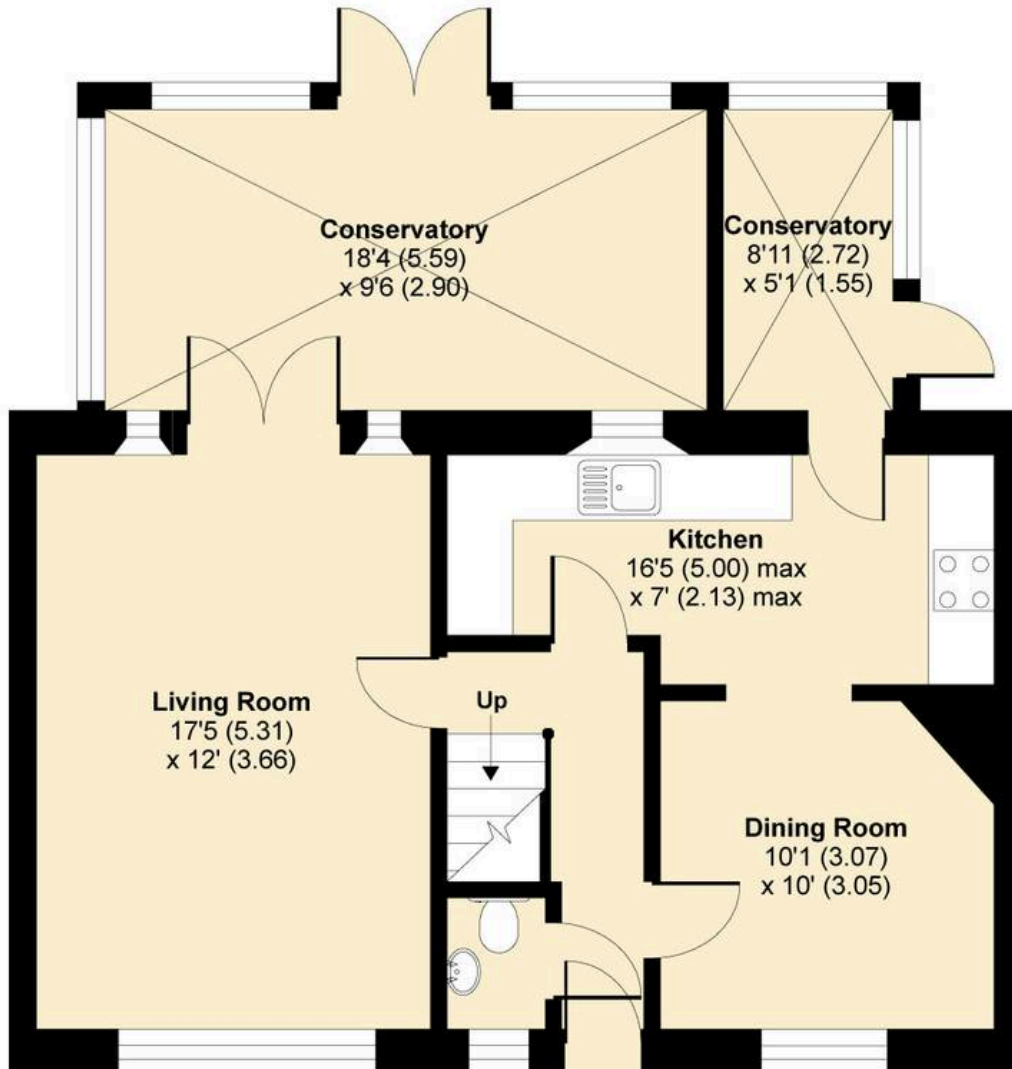


Poplar Road, Leatherhead, KT22

Approximate Area = 1316 sq ft / 122.2 sq m

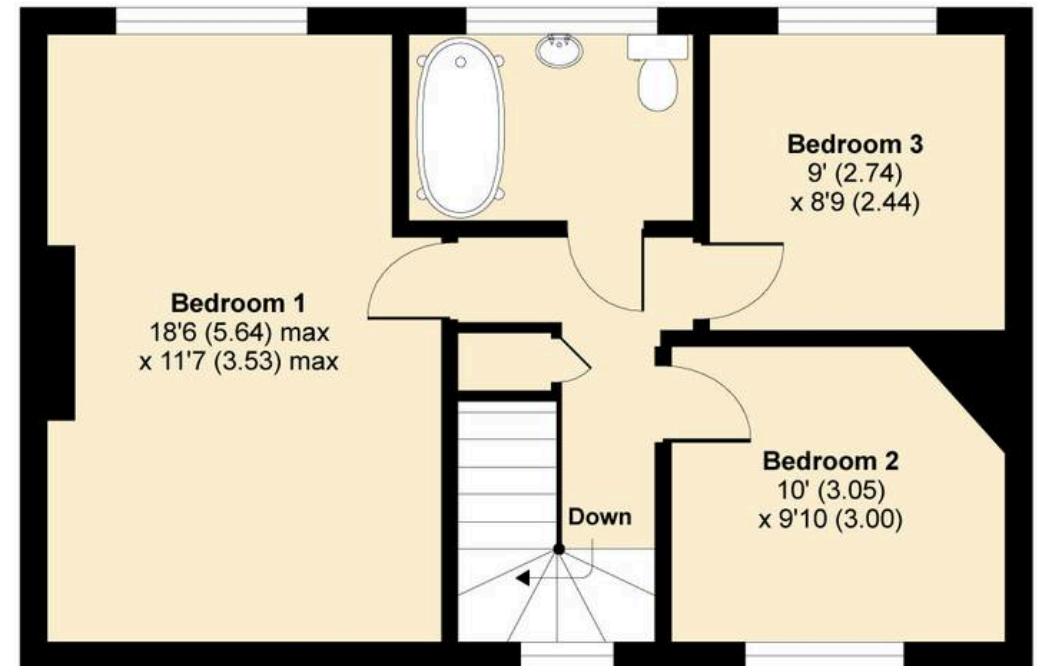
Approx. Garden Length = 46'3 (14.10)

For identification only - Not to scale



GROUND FLOOR

Denotes restricted head height



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2020. Produced for V&H Homes. REF: 613768

