



**patrick
gardner**
RESIDENTIAL



Flint Cottages, Gravel Hill, Leatherhead, Surrey KT22 7HQ

£399,950 Freehold

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- END OF TERRACED PERIOD COTTAGE
- GRADE II LISTED
- PRETTY COTTAGE STYLE GARDENS
- LIVING ROOM WITH COAL EFFECT GAS FIRE
- KITCHEN
- CONVERTED CELLAR USED AS A DINING ROOM
- GROUND FLOOR BATHROOM & W.C.
- TWO DOUBLE BEDROOMS
- GAS FIRED HEATING
- WELL PRESENTED THROUGHOUT

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The Property

This highly attractive end of terraced Grade II Listed cottage is located just a 'stone's throw' from the town centre.

Believed to date from the early 1800's, this home is one of 6 cottages and benefits from being the end house and as such only visitors to no. 6 need to pass through the wrought iron pedestrian gate.

The current owner mainly uses the side door into the Kitchen to come and go. The Kitchen is fitted with white cottage style facing base and wall units and there is space for a fridge freezer, washing machine and cooker. The front Living Room overlooks gardens in Gravel Hill and within the exposed brick chimney breast is a gas coal effect fire. The ground floor Bathroom, accessed off the Kitchen, has a white suite with half tongue & grooved painted walls styled in the period for the property. There is a separate W.C.

Accessed from the Kitchen, stairs lead down to the converted Cellar Room which was tanked about 25 years ago and which is used by the present owner as a Dining Room.

On the First Floor there are two double Bedrooms. Within the over the stairs cupboard is concealed the gas fired boiler for the heating and hot water.

The cottage style Gardens extend to the right and to the rear and comprise a raised patio which adjoining flower beds with screening shrubs and boundary fencing.

Situation

6 Flint Cottages is set at the end of a short pedestrian footpath accessed just off Gravel Hill.

The property is conveniently situated within minutes' walk of Leatherhead town centre with its comprehensive range of shopping facilities and main line railway station with fast and frequent services to London Waterloo and Victoria.

RESIDENTS' PARKING IS AVAILABLE IN GRAVEL HILL AT A COST OF £50 FOR THE 1ST 12 MONTH'S PERMIT AND £75 FOR AN ADDITIONAL PERMIT.

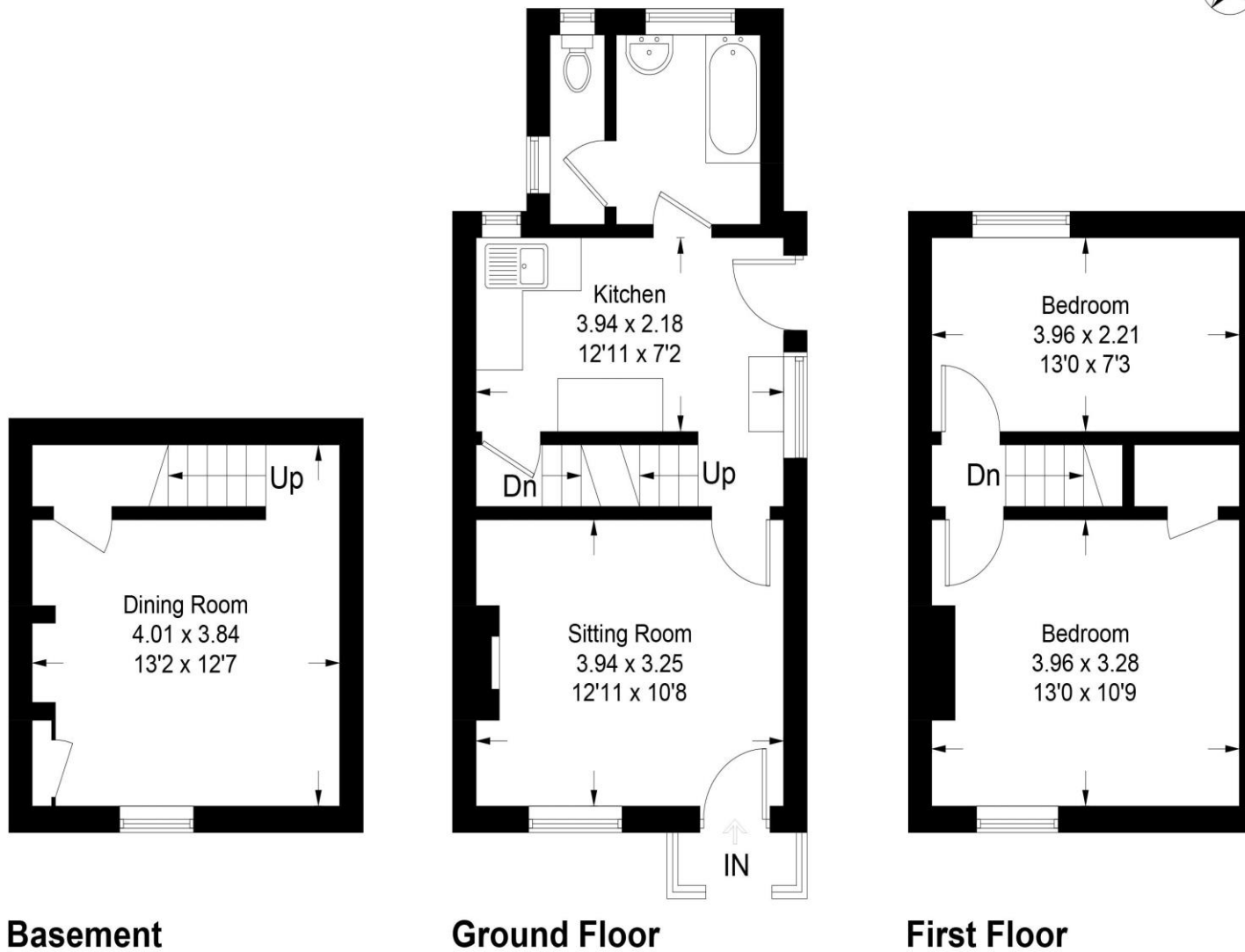
EPC – Listed so N/A & Council Tax Band **D**

PGL3849





Approximate Gross Internal Area = 73.6 sq m / 792 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID667739)