



7 Poplar Road, Leatherhead, Surrey, KT22 8SF

£339,950 Share of Freehold

7 Poplar Road, Leatherhead, Surrey, KT22 8SF



- ELEGANTLY REFURBISHED VICTORIAN MAISONETTE
- FIRST AND SECOND FLOOR
- FITTED KITCHEN WITH INTEGRATED BOSCH APPLIANCES
- OPN PLAN LIVING ROOM WITH OAK FLOORING
- LUXURY BATHROOM
- TWO DOUBLE BEDROOMS
- SHORT WALK TO TOWN AND STATION
- LONG LEASE
- EPC RATING **E**
- COUNCIL TAX **C**

1-3 Church Street, Leatherhead
Surrey KT22 8DN
01372 360078
leatherhead@patrickgardner.com
www.patrickgardner.com

The Property A beautifully presented first and second floor Victorian maisonette which has been superbly refurbished and remodelled to create bright, spacious and comfortable living throughout.

With attractive red brick elevations and newly built walled frontage the covered porch leads to the entrance hall with coats hanging space and stairs leading to the first floor. Immediately to the left is a good size luxury bathroom comprising a separate shower, twin ended bath, chromium heated ladder towel rail and tiled floor. The open plan living dining room features an oak floor and cabling for wall mounted TV screen with adjacent fitted cupboards and shelves. A wide opening leads to a stylish fitted kitchen comprising Bosch integrated appliances, Oak flooring and Quartz work surfaces with breakfast bar.

From the first floor stairs lead to the second floor landing featuring two large Velux windows providing ample light and Westerly views across Leatherhead and beyond. The master bedroom has built in wardrobes whilst the second double bedroom enjoys a rear aspect also with views across Leatherhead.

*Refurbishments includes; Sound proofing under Oak flooring, heating system with Combi boiler, re-plastering, LED lighting, recessed bathroom TV and decoration throughout.

Lease 999 years Maintenance Shared with Ground Maisonette Ground Rent: Peppercorn
Important Note : We are required under the Estate Agents Act 1979 and the provisions of the Information Regulations 1991 to point out that the client we are acting for in the sale of this property is a connected person as defined by that Act.

Situation Poplar Road is situated on the favoured southern side of the town being with minutes' walk of the town centre and main line railway station with direct connections to the City of London and London's West End, via three of the capital's main termini: Waterloo, Victoria and London Bridge.

Leatherhead town centre offers a comprehensive range of shopping, leisure and entertainment facilities, including the partly covered Swan Shopping Centre and Waitrose Local, a theatre/cinema, the private Nuffield Health Club, a large public leisure centre at Fetcham Grove and a regular farmers' market.

Leatherhead is located close to Junction 9 of the M25 with easy access to the A3 and other parts of the Surrey road network. Gatwick and Heathrow International Airports are within easy reach as are some of Surrey's famous landmark attractions, like Boxhill, Polesden Lacey, Clandon Park and Brooklands Museum.

The area generally abounds in a wealth of glorious open unspoilt Green Belt countryside much of which is National Trust owned.







TOTAL APPROX. FLOOR AREA 867 SQ.FT. (80.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2019