



Grange Road, Leatherhead



£665,000

Freehold

- Detached bungalow
- Spacious & flexible accommodation
- Generous plot of 0.21 of an acre
- Two reception rooms
- Kitchen/breakfast room
- Updated family bathroom
- 50ft frontage & driveway
- Generous 84ft x 56ft garden
- Detached garage & workshop at side
- Close to outstanding schools



Enjoying a generous plot of 0.21 of an acre, this updated detached bungalow offers genuinely flexible accommodation and is presented in very good order throughout.

Located within easy reach of some excellent local schools including the 'outstanding' St Andrews School, St Peters and Downsends, the property would make an ideal home for a downsizer or perhaps a growing family, as this home also provides significant scope to convert into a house with previous approved plans that are now exempt, yet could easily be re-instated.

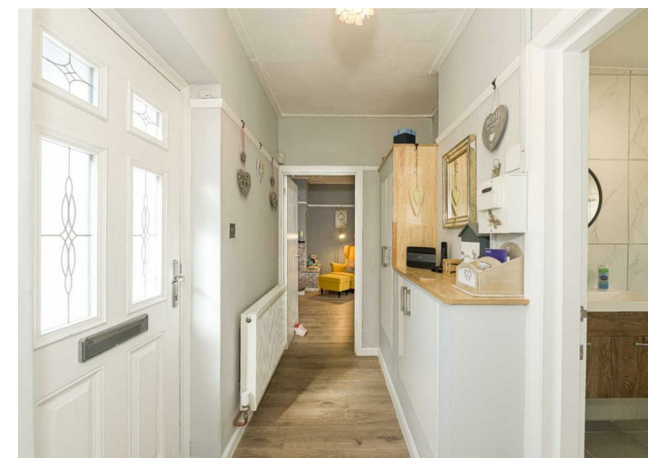
Shopping facilities close to hand include independent retailers on The Street in Ashted and more comprehensive shopping facilities based in Leatherhead. Excellent road and rail links can be found nearby and include mainline stations at Ashted and Leatherhead, with services to London Waterloo and Victoria. Junction 9 of the M25 is within easy reach and provides access to Heathrow and Gatwick.

To say that this property offers genuine flexibility of space is an understatement, with its generous plot, three bedrooms, two reception rooms, kitchen/breakfast room and an updated family bathroom it can cater for any need as well as offering huge scope to create your dream home by extending subject to the usual consents with previous approved plans (now expired) to add a first floor and create a much larger detached family home.

The large 50ft frontage has a driveway which provides parking for several cars whilst the secluded rear garden measures 84ft x 56ft and enjoys genuine privacy with access to further parking and a detached garage with workshop to the side.

The need to view this property to fully appreciate the space and potential it delivers cannot be overlooked, as at first glance you simply cannot appreciate its offerings. Once inside the quirky and intriguing layout, as well as the vast potential it offers, will certainly make you think more than twice about securing this individual and well positioned home.

The area abounds with plenty of Greenbelt countryside within walking distance, ideal for mountain biking and horse riding. Further recreational pursuits include golf at Tyrrells Wood and the RAC Country Club at Woodcote. Ashted Village as well as Leatherhead Town Centre are both within easy reach, as are their transport links.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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