

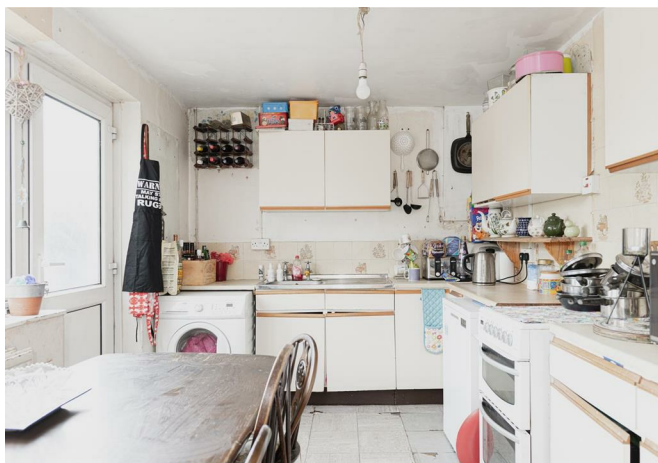


# Pound Crescent, Leatherhead

£450,000





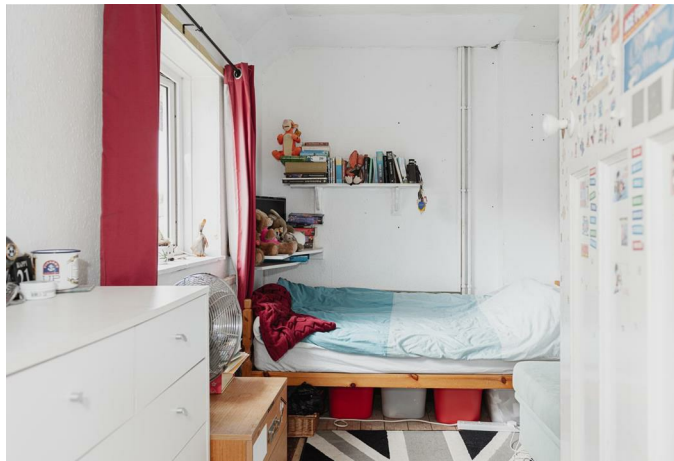


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“We moved into this friendly neighbourhood 24 years ago with our young family. Although we had plans to extend unfortunately this wasn't to be due to illness and personal circumstances. It is now ready to be transformed. There is a pre-school, infant school and junior school all within walking distance along with three churches, three recreational grounds and a thriving village. Leatherhead town and mainline station are a 20 minute walk away. We have wonderful memories of our time here and wish the next family every happiness.”

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Set back down a quiet close side road, this two bedroom property is an ideal purchase for young families, first time buyers looking to get on the ladder, and those buyers looking to refurbish their next home.

Great for those looking for a manageable project, this home can easily be transformed into a contemporary house without too much fuss. The hallway leads you to the downstairs W/C on your right and on your left you head through to the lounge. This space is naturally lit with sizable windows either side, with access via here through to the kitchen. There is a good amount of room, allowing you to add in a dining table so you can chat to guests whilst you prep dinner.

The garden is 100ft in length yet easy to maintain, with a large patio and lawn shielded by mature shrubs and trees, as well as a scattering of plants adding a pop of colour.

Upstairs there is a generously sized single bedroom, the master bedroom has a walk-in storage/wardrobe cupboard which also houses the water cylinder. There is also access to a sizeable nursery/study/dressing room. The family bathroom is also located on this floor.

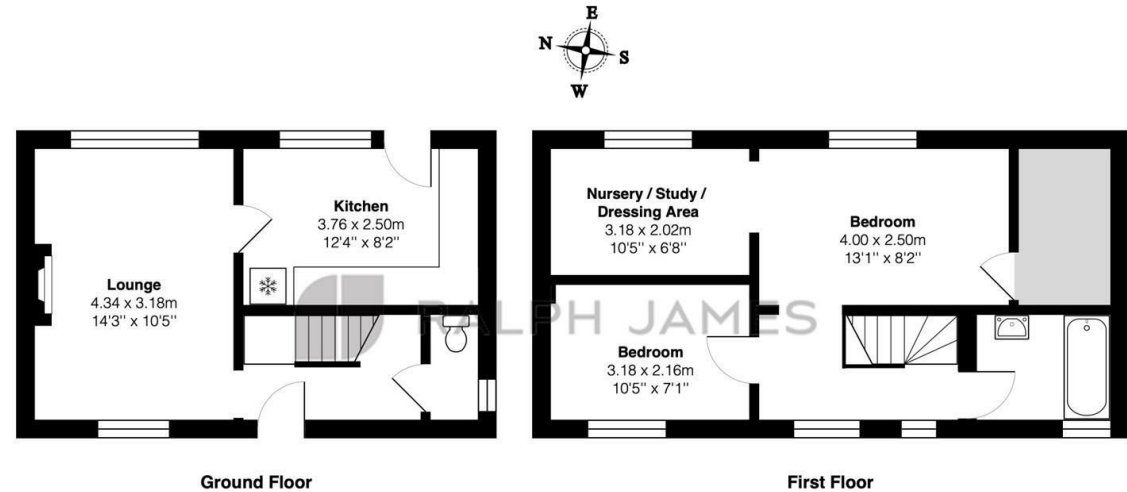
This home also comes with a driveway & there are garages around the corner that are possible to rent.





## Need to know

- Terrace house set down a quiet road
- Two spacious bedrooms
- Spacious living area
- Separate kitchen/dining room with access out to the garden
- Private garden with large patio & lawn
- Dressing room for master bedroom
- Family bathroom
- Off road parking



Pound Crescent, Fetcham

Total Area: 69.2 m<sup>2</sup> ... 745 ft<sup>2</sup>

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## Interested?

dorking@ralphjames.co.uk  
01306 284555

www.ralphjames.co.uk  
@ralphjamesestateagents