

Greyford Close, Leatherhead, KT22 8DS



£640,000 - £660,000





- 3 DOUBLE BEDROOM TOWN HOUSE
- 2 LUXURY BATH/SHOWER ROOMS
- LUXURY KITCHEN/DINING ROOM
- OWN DRIVEWAY TO INTEGRAL GARAGE
- 40' REAR GARDEN
- NO ONWARD CHAIN



\*\*\*\* Guide Price £640,000–£660,000 \*\*\*\*

A beautifully presented three double bedroom end-of-terrace townhouse, located in a peaceful private road on the highly sought-after south side of Leatherhead. Offered to the market with no onward chain, this spacious home has been tastefully upgraded throughout and is ideal for families or professional buyers.

The ground floor features a stunning luxury kitchen/dining room with granite worktops, integrated appliances, and upgraded Karndean flooring, along with a stylish cloakroom/WC. On the first floor, you'll find a bright reception room, generous family bathroom, and the principal bedroom, complete with a modern en-suite shower room. The top floor offers two further well-proportioned double bedrooms.

Additional benefits include a private driveway, integral garage, and a 40ft rear garden, perfect for relaxing or entertaining.

This home offers space, style and convenience, all within easy reach of local schools, shops, and transport links. Viewing is highly recommended.



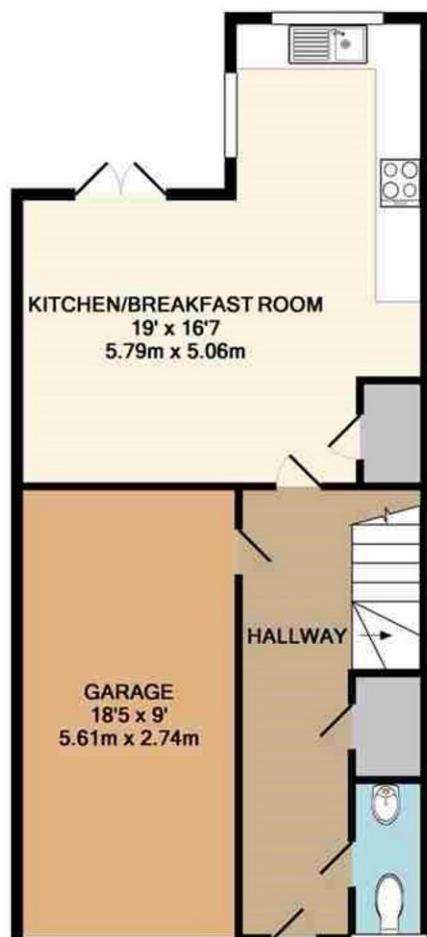
Council: Mole Valley Band: F  
Freehold  
Service Charge - £553  
Ground Rent - £0



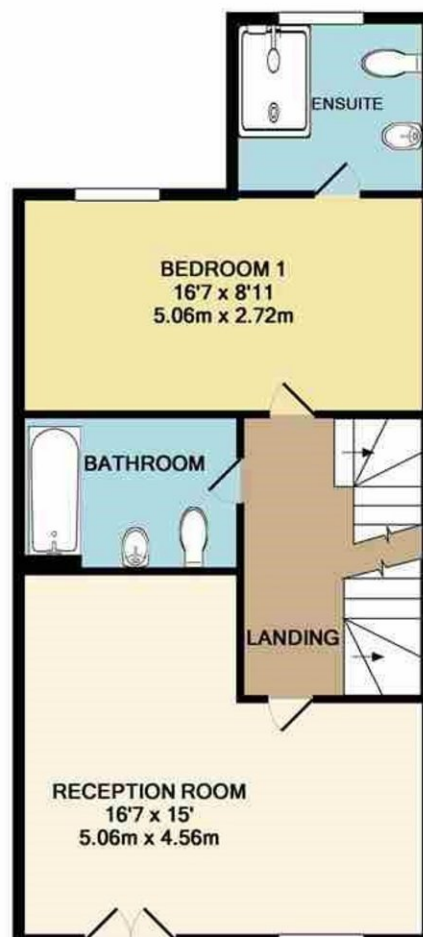


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

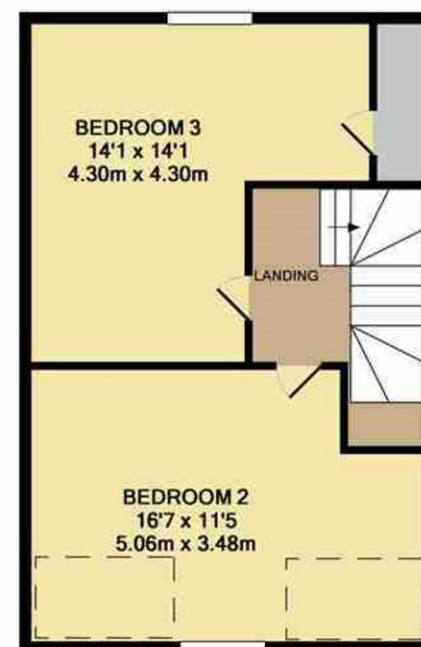




Ground Floor  
Approx. Floor  
Area 559 Sq.Ft.  
(51.9 Sq.M.)



1st Floor  
Approx. Floor  
Area 557 Sq.Ft.  
(51.8 Sq.M.)



2nd Floor  
Approx. Floor  
Area 424 Sq.Ft.  
(39.4 Sq.M.)

Total Approx. Floor Area 1540 Sq.Ft. (143.1 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

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