



**3 BEDROOM SEMI  
NO ONWARD CHAIN  
IN NEED OF SOME UPDATING**

**UPSTAIRS FAMILY BATHROOM  
OWN DRIVEWAY  
90' REAR GARDEN**

**Christies Residential are pleased to offer for sale this 3 bedroom semi detached house in need of some updating that is situated in a cul-de-sac within walking distance of Leatherhead town centre and mainline station. The property is offered with no onward chain, double glazing, gas central heating, two receptions, fitted kitchen, upstairs family bathroom, loft space, front garden secluded by hedgerow, own driveway and 90' rear garden.**

**11 Albany Park Road, Leatherhead,  
Surrey, KT22 7PA**

**£465,000**

## Gas Central Heating Via Radiators

### Entrance Hall

Via double glazed door. Under stairs cupboard. Vinyl floor.

### Lounge

13.7" X 11.1" (4.18m X 3.38m)

Double glazed bay window with fitted blind. Carpeted.

### Dining Room

12.6" X 10.8" (3.84m X 3.29m)

Double glazed door & windows to rear garden with fitted blinds. Carpeted.

### Fitted Kitchen

11.6" X 6.2" (3.54m X 1.89m)

Double glazed window over looking rear garden. Fitted wall & base units with inset stainless steel sink. Freestanding electric cooker with extractor over. Freestanding fridge freezer & washing machine. Space & plumbing for a slimline dishwasher. Ceramic tiled floor.

### First Floor Landing

Frosted double glazed flank window. Loft access. carpeted.

### Bedroom 1

14.2" X 11.1" (4.33m X 3.38m)

Double glazed bay window with fitted blinds.

### Bedroom 2

12.2" X 9.1" (3.72m X 2.77m)

Double glazed window over looking rear garden. Carpeted.

### Bedroom 3

7.1" X 6.3" (2.16m X 1.92m)

Double glazed window with fitted blinds.

### Family Bathroom

8.1" X 6.7" (2.47m X 2.04m)

Frosted double glazed window. Matching white suite comprising: panel enclosed bath with wall mounted pump shower & screen, wash hand basin & low level WC. Heated towel rail. Bathroom cabinet. Airing cupboard housing wall mounted boiler & water tank.

### Front Garden

Hedgerow giving seclusion. Laid to lawn with pathway. Side gate to rear garden.

### Own Driveway

With off street parking for one car via iron gates.

### Rear Garden

90' Approx. Patio. Mainly laid to lawn with hedgerows. Pear tree. Outside tap.

### TENURE

Freehold

### Local Authority

Mole Valley District Council

### Council Tax

Tax Band D

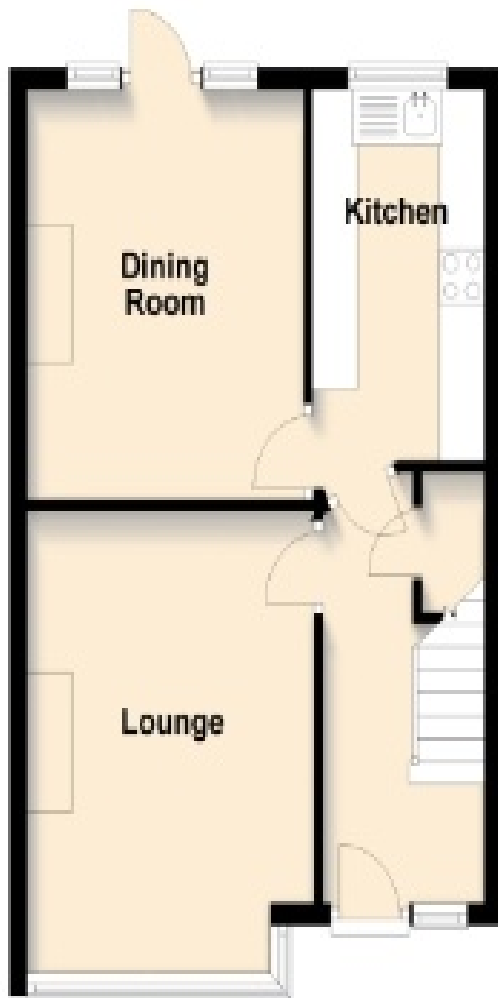




	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(56-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

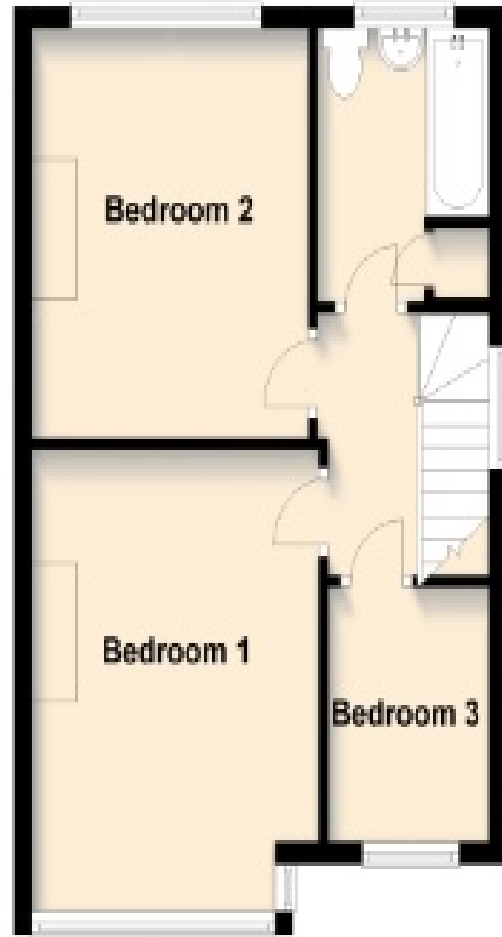
## Ground Floor

Approx. 420.0 sq. feet



## First Floor

Approx. 420.0 sq. feet



Total area: approx. 839.9 sq. feet

Please note that this floorplan is not to scale and is for illustrative purposes only.  
Plan produced using PlanUp.

### IMPORTANT NOTES - PLEASE READ

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.



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