



**DOUBLE STOREY EXTENDED SEMI
4 BEDROOMS
2 BATH/SOWER ROOMS**

**SITTING ROOM - UTILITY ROOM
21' LUXURY FITTED KITCHEN
90' REAR GARDEN**

Christies Residential are pleased to offer for sale this immaculate double storey extended 4 bedroom 2 bath/shower room semi detached house set over 3 floors. Situated in a sought after road within walking distance of Leatherhead town centre & mainline station the property benefits from: double glazing, gas central heating, Sitting Room, 21' extended luxury fitted kitchen/dining room, utility/cloakroom, upstairs family bathroom, top floor en-suite shower room, own driveway for 2 cars & 90' rear garden

**16 Copthorne Road, Leatherhead,
Surrey, KT22 7ED**

Offers Over £600,000

Gas Central Heating Via Radiators. Burglar Alarm System. Hard Wired Smoke Alarms In all Rooms.

Entrance Hall

Via double glazed door to the side. Amtico tiled floor.

Sitting Room

12.8" X 12.2" (3.9m X 3.72m)

Double glazed bay window. Feature cast iron fireplace with wood surround.

Luxury Kitchen/Dining Room

21.8" X 12.2" (6.64m X 3.72m)

Double glazed sliding doors to rear garden. Amtico tiled floor. Extensive range of 'Wren Kitchens' wall & base units with inset 1 & 1/2 white sink including boiling water tap and a signature quartz kitchen island. Built in 'Zanussi' double electric oven & gas hob with matching cooker hood over. Integrated 'Bosch' microwave and dishwasher. Freestanding plumbed in 'Samsung' American fridge/freezer. Electric controlled Skylight shutters.

Utility Room/WC

Range of fitted wall & base units with inset Belfast sink. With pullout spray faucet. 'Samsung' washing machine. Amtico tiled floor. Storage cupboard with meter. Low level WC.

First Floor Landing

Bedroom 4

12.8" X 10.6" (3.9m X 3.23m)

Two double glazed windows to front aspect. Feature cast iron fireplace. Storage cupboard.

Family Bathroom

Obscure double glazed window. Airing cupboard housing wall mounted central heating boiler & vented tumble dryer. Tiled walls. Matching white suite comprising panel enclosed bath with wall mounted handheld and rain head shower, wash hand basin & low level WC. Heated towel rail. Vinyl floor.

Bedroom 3

14.1" X 8.11" (4.3m X 2.47m)

Double glazed over rear garden. Dual aspect double glazed side window. Feature cast iron fireplace.

Second Floor Landing

Bedroom 2

12.8" X 12.7" (3.9m X 3.87m)

Two double glazed Velux windows. Eaves storage. Alcove.

Bedroom 1

15.4" X 12.8" (4.69m X 3.9m)

Double glazed window over rear garden. Sunken lighting. Dressing area with fitted wardrobes both sides leading to:

En-Suite Shower Room

Obscure double glazed window. Matching suite comprising: walk in shower cubicle with handheld & rain head show er, vanity unit with inset w ash hand basin & low level WC. Heated towel rail. Tiled walls. Fitted bathroom cabinet with power & light.



Own Driveway

Paved with off street parking for 2 cars. Double electric socket. Side gate access to rear garden.

**Rear Garden
(90' Approx)**

Patio with outside tap & lights. Laid to lawn with mature trees. Large garden shed with power & lights.

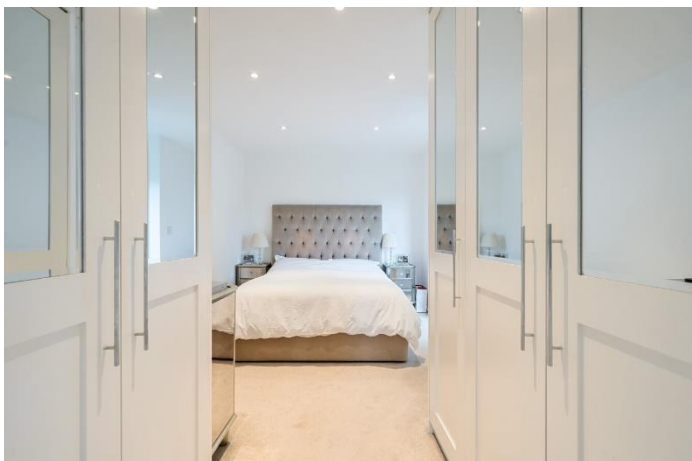
Council Tax

Tax Band 'D'

Mole Valley Council

Tenure

Freehold





	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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.

PRS Property Redress Scheme

naea | propertymark
PROTECTED

arla | propertymark
PROTECTED

THE GUILD
PROPERTY PROFESSIONALS

sales@christiesmail.co.uk
lettings@christiesmail.co.uk

1 Hazel Parade, Penrose Road, Fetcham, Leatherhead, Surrey, KT22 9PY

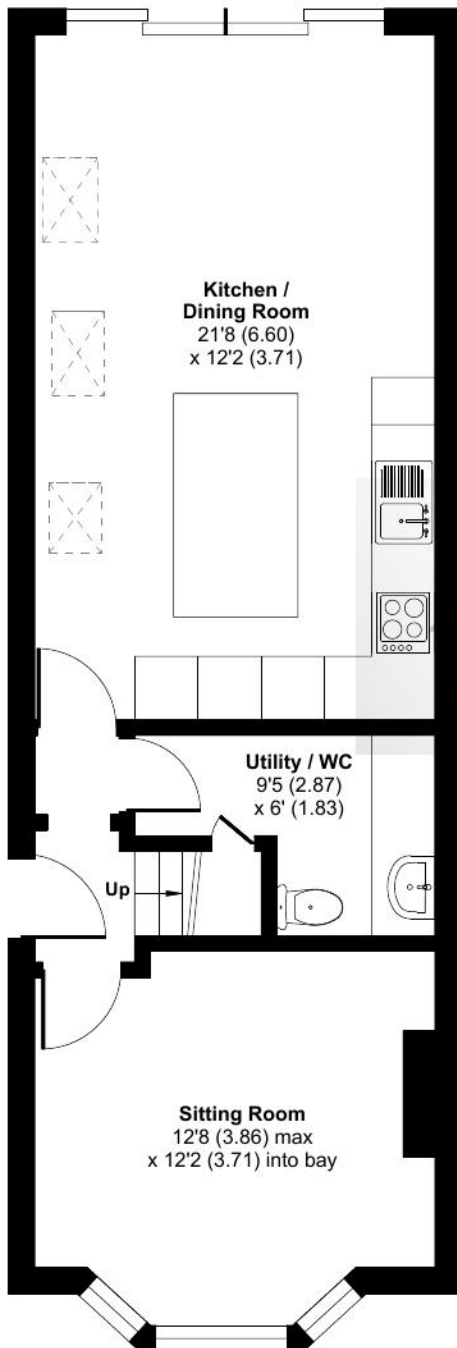
www.christiesresidential.co.uk

Telephone: 01372 362555

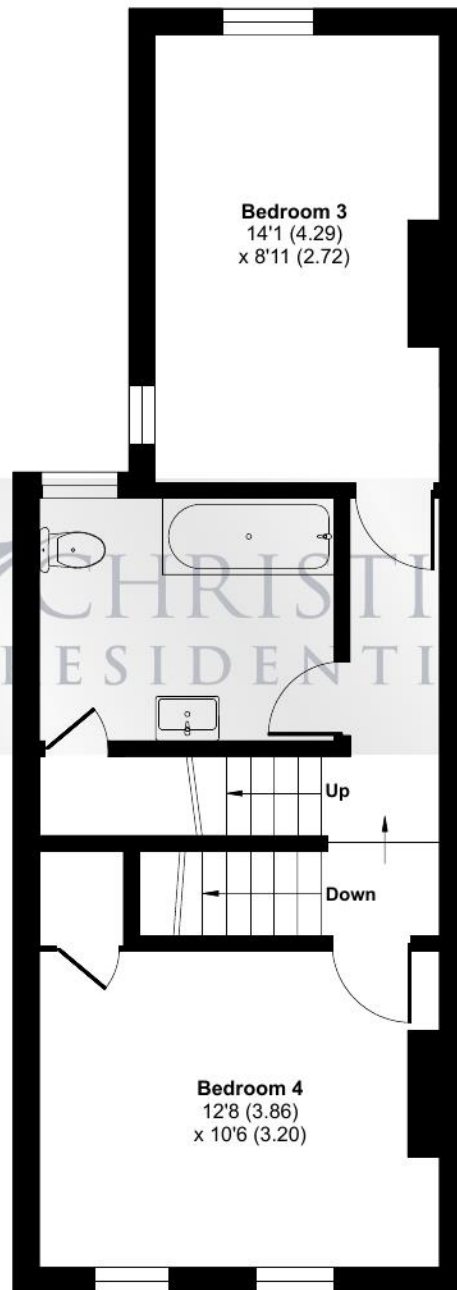
Copthorne Road, KT22

Approximate Area = 1325 sq ft / 123 sq m

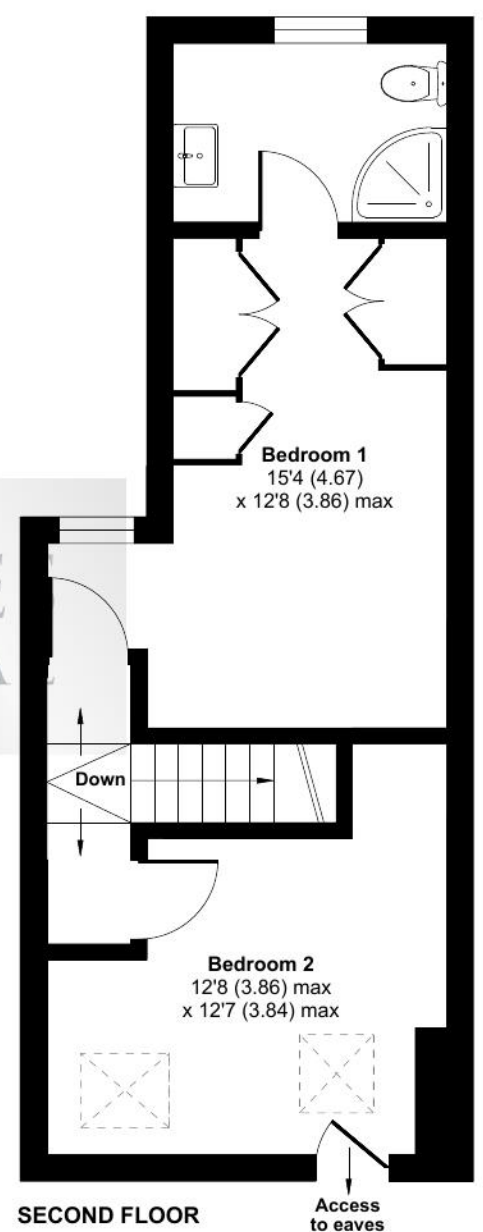
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR