



HUGGINS EDWARDS & SHARP

11-15 HIGH STREET
BOOKHAM

KT23 4AA

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01372 457011

LETTINGS:

01372 455244

3 BRIDGE STREET
LEATHERHEAD

KT22 8BL

01372 374806

APEX HOUSE
10 WEST STREET

EPSOM

KT18 7RG

01372 727257

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1 NIGHTINGALE TERRACE LINDEN ROAD LEATHERHEAD, KT22 7JB



£525,000 FREEHOLD

Stunning Views Over St Johns Playing Fields
Large Secluded Corner Terrace
2 Double Bedrooms Both With Fitted Wardrobes • Private Driveway
Utility/Cloakroom • Four Piece Luxury Bathroom
Welcoming Entrance Hall • Help To Buy Available
Double Glazing and Gas Central Heating
Shaker Style In Frame Kitchen From Wooden Heart Of Weybridge
Composite Stone Work Surfaces • Luxury Siemens Appliances
Underfloor Heating To The Ground Floor
Villeroy And Boch Sanitaryware And Hansgrohe Fittings
Council Tax Band D • 10 Year New Home NHBC Warranty

www.hugginsedwards.co.uk

1 NIGHTINGALE TERRACE, LINDEN ROAD, LEATHERHEAD

SITUATED in the centre of Leatherhead town centre with the Swan centre shopping complex, several supermarkets including the new Waitrose, superstores, post office, public library, health centres, dental surgeries and the newly refurbished leisure centre. The area is served by a selection of private and state schools catering for all age groups, churches of various denominations, main bus routes and within close walking distance of Leatherhead main line station which provides regular services into Central London (Waterloo/Victoria). Nearby beauty spots include Polesden Lacey, Norbury Park and Box Hill and the main town centres of Dorking, Epsom, Kingston and Guildford are all within a 10/15 mile radius. Junction 9, the Leatherhead Intersection of the M25 links both Heathrow and Gatwick Airports and most major routes in the south-east.

Nightingale Terrace is a small and charming collection of four cottage style new homes, marrying the high quality of a home built by a well respected local developer, with the many advantages of a central town location and stunning views over the playing fields of St. John's school.

The kitchens at Nightingale Terrace are all fitted with Shaker style painted units from Wooden Heart of Weybridge and complemented with composite stone work surfaces, splashbacks and upstands. Quality Siemens appliances include a fully integrated fridge/freezer, integrated dishwasher, 4 zone induction hob with canopy extractor, single multifunction fan oven and combination microwave oven.

The bathrooms are all fitted with high quality Villeroy and Boch sanitaryware and Hansgrohe fittings, with separate bath and shower facilities, heated chrome towel rails, LED bathroom mirrors and charging sockets, and useful storage within fitted vanity units to the washhand basins.

These homes are wired for Sky Q with adequate provision for TV and telephone points.

All gardens are terraced with brick pavements.

The accommodation with approximate room sizes is as follows:-

GROUND FLOOR:-

- **RECEPTION HALL** 8'8" x 8'5" (2.64m x 2.57m): max, under stairs cupboard, alarm panel, consumer unit, smoke detector, door to:
- **CLOAKROOM/UTILITY ROOM** 8'9" x 5'6" (2.67m x 1.68m): comprising wall hung low level w.c. with concealed cistern, wash hand basin, mixer tap, part tiled walls, tiled display shelf, large fitted mirror, extractor fan, recessed ceiling lights, fitted wall units, concealed ATAG wall mounted combination gas fired boiler for central heating and domestic hot water, composite stone work surface, integrated Siemens washing machine and separate dryer, obscure double glazed window, carbon monoxide detector.
- **KITCHEN/LOUNGE/DINING ROOM** 19' x 12'11" (5.79m x 3.94m)

1 NIGHTINGALE TERRACE, LINDEN ROAD, LEATHERHEAD

- **MODERN KITCHEN:** Fitted with an excellent range of modern in frame painted shaker style wall and floor units, contrasting composite stone work surfaces, window cill & upstands, inset single bowl sink unit, mixer tap, built in eye level Siemens stainless steel single multifunction fan assisted oven and combination microwave oven, integrated Siemens fridge/freezer, integrated Siemens dishwasher, 4 zone induction hob with concealed extractor above, concealed lighting, fitted drawers, integrated recycling bins, recessed ceiling lights.
- **LOUNGE/DINING ROOM:** a delightful triple aspect room with bi fold doors overlooking the terrace and stunning views over St John's Playing fields. Heating thermostat control, TV point, sealed unit double glazed windows.

FIRST FLOOR:-

Turning open tread staircase leads to:

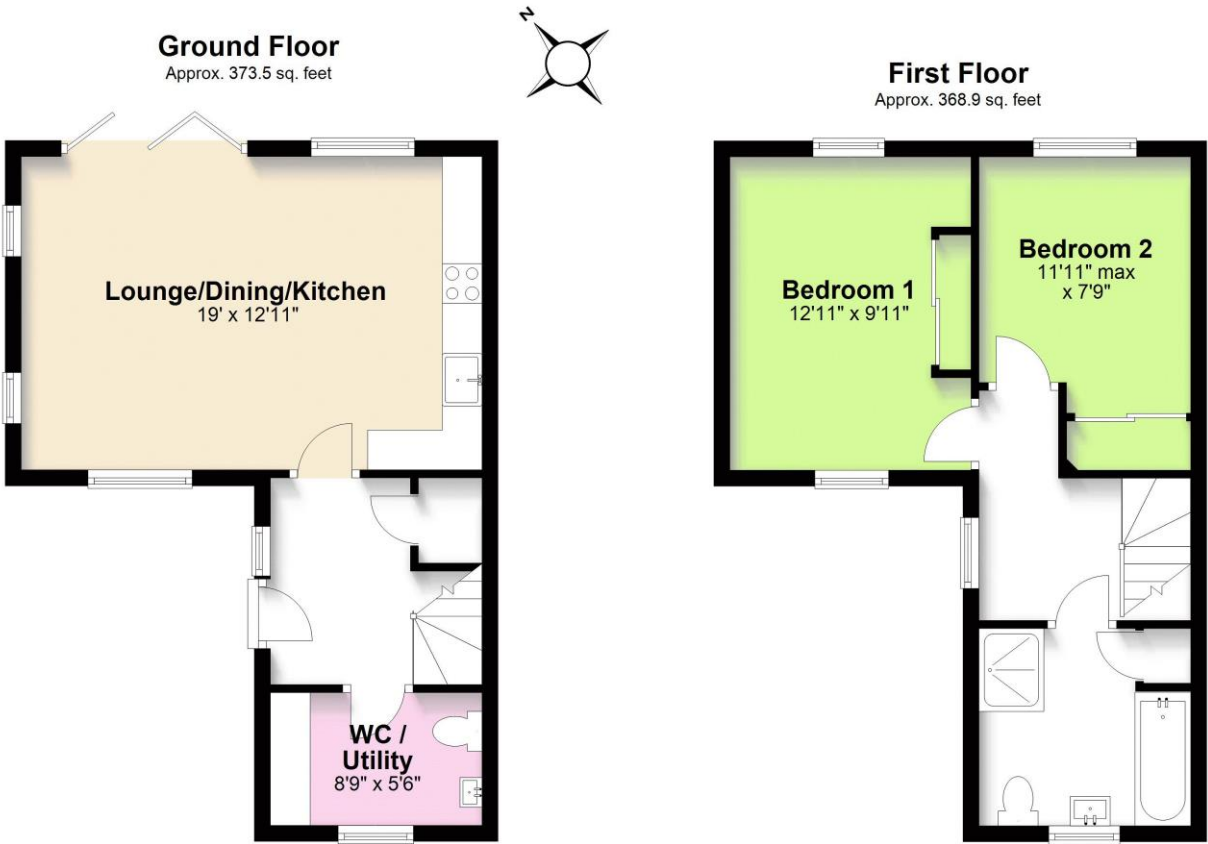
- **FIRST FLOOR LANDING** 10'2" x 5'7" (3.10m x 1.70m): approached by a turning staircase, space for desk unit, sealed unit double glazed window, access to insulated loft with light, radiator, recessed ceiling lights, heating thermostat control, smoke detector.
- **BEDROOM 1** 12'11" x 9'11" (3.94m x 3.02m): double aspect, sealed unit double glazed windows, radiator, fitted wardrobe, rear aspect with distant views, dimmer switch, TV point, recessed ceiling lights, 13 amp sockets.
- **BEDROOM 2** 11'1" x 8'7" (3.38m x 2.62m): sealed unit double glazed windows, radiator, fitted wardrobe, rear aspect with distant views, recessed ceiling lights, TV point.
- **FULLY TILED LUXURY BATHROOM:** white suite comprising panelled enclosed bath, mixer tap, wall hung low level w.c. with concealed cistern, vanity unit, wash hand basin, fitted illuminated mirror, extractor fan, ceramic tiled floor, chrome plated towel rail, front aspect, obscure glazed window, low profile corner shower cubicle with fixed rainfall shower plus hand held shower, glazed shower screen, recessed ceiling lights, extractor fan, built in storage cupboard.

OUTSIDE:-

- **PRIVATE DRIVEWAY:** block paved, situated adjacent to the property. In addition there is a refuse storage area.
- **REAR GARDEN:** The rear garden is block paved and extends around to the side of the house with large patio area. Outside cold water tap, external lighting to side, rear and patio area. The garden is enclosed by a low level privet hedge and chain link and feather edge fencing. The garden enjoys a delightful aspect with stunning views over the playing fields of St John's school.

1 NIGHTINGALE TERRACE, LINDEN ROAD, LEATHERHEAD

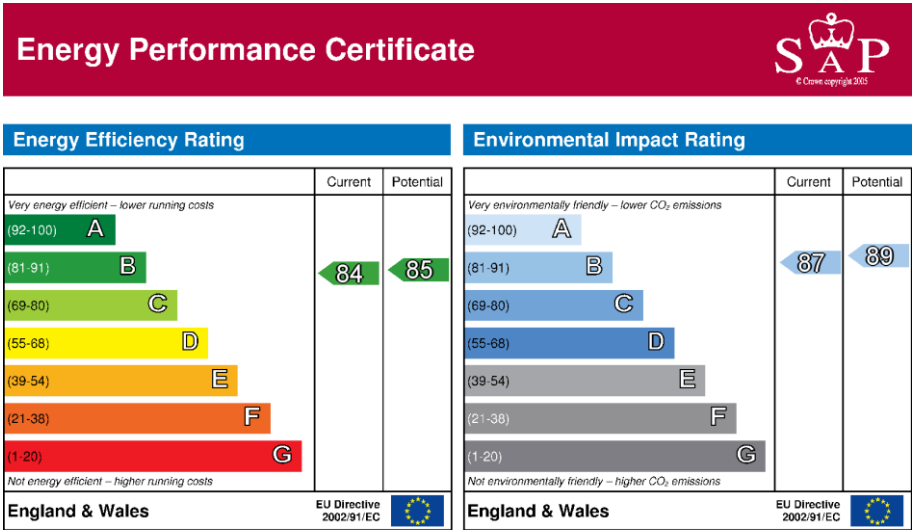
FLOOR PLAN



Total area: approx. 742.4 sq. feet

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

ENERGY PERFORMANCE CERTIFICATE



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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Notes:

Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains gas, electricity, water and drainage are all connected.

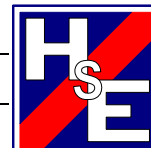
Note 3 - Council Tax Band D - Mole Valley District Council.

VIEWING STRICTLY BY APPOINTMENT ONLY THROUGH THE VENDORS AGENTS HUGGINS EDWARDS & SHARP

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