





# SOVEREIGN COURT

## LEATHERHEAD, KT22 0AQ

**An Attractive Modern Semi Detached House  
Situated Within A Few Minutes' Walk of  
Station & Town**

**Occupying an Excellent Corner Position  
Secluded South Westerly Facing Rear Garden  
with Paved Patio**

**Private Cul De Sac**

**Three Bedrooms • Luxury Bathroom  
Entrance Hall • Cloakroom  
Luxury Fitted Kitchen With Built In Bosch Appliances  
Lounge/Dining Room  
Sealed Unit Double Glazed Windows & Doors  
Gas Central Heating to Radiators  
Secluded Garden • 2 Adjacent Parking Spaces  
Remaining 10 Year New Home NHBC Warranty**

A MODERN SEMI DETACHED HOME OCCUPYING AN EXCELLENT CORNER POSITION WITHIN A PRIVATE CUL DE SAC. Located within a few minutes' walk of a childrens play ground, the main line station and town centre. Leatherhead town centre provides the Swan centre shopping complex, Waitrose supermarket, superstores, post office, public library, health centres, dental surgeries and leisure centre. The area is served by a selection of private and state schools catering for all age groups, main bus routes and within close walking distance of Leatherhead main line station which provides regular services into Central London (Waterloo/Victoria). The property provides 3 good size bedrooms (two with fitted wardrobes) luxury bathroom, lounge/dining room overlooking the garden, cloakroom and modern fitted kitchen with integrated Bosch appliances. Outside there are two allocated parking spaces located immediately to the front of the property and gate with side footpath provides access to the rear garden with space for EV charger, if required. The rear garden enjoys a delightful south west facing aspect with paved patio and timber garden shed. An inspection is highly recommended and the accommodation with approximate room sizes is as follows.



## GROUND FLOOR

### ENTRANCE PORCH

courtesy light, part glazed front door to:

### ENTRANCE HALL

understairs storage cupboard, heating thermostat control, wood effect laminate floor, built in storage cupboard, radiator, smoke detector, coved ceiling and door to:

### CLOAKROOM

white suite comprising low level w.c. with concealed cistern, part tiled walls & tiled display shelf, vanity unit, wash hand basin, double cupboard under, recessed ceiling lights, extractor fan, chrome towel rail, ceramic tiled floor.

### MODERN FITTED KITCHEN 11'2" × 8'10" (3.40m × 2.69m)

fitted with an excellent range of grey fronted wall and floor units, contrasting silestone work surfaces with upstands, underslung one and half bowl sink unit with mixer tap, built in stainless steel Bosch oven & grill, inset Bosch 4-ring stainless steel gas hob, integrated Bosch fridge/freezer, integrated Bosch dishwasher & washing machine, part tiled walls, recessed ceiling lights, ceramic tiled floor, concealed Vaillant wall mounted combination gas fired boiler for central heating and domestic hot water, radiator, smoke detector & carbon monoxide detector.

### LOUNGE/DINING ROOM 19'2" × 17'5" (5.84m × 5.31m)

L shaped, 2 radiators, tv point, coved ceiling, dimmer switch, wood effect laminate floor, double glazed door and window overlooking garden.

## FIRST FLOOR

### FIRST FLOOR LANDING

radiator, smoke detector, access to insulated loft with light, coved ceiling, deep built in partly shelved storage cupboard with light and radiator.

### BEDROOM 1 14'8" × 10'4" (4.47m × 3.15m)

max, rear aspect, plus floor to ceiling double wardrobe with sliding doors, radiator.

### BEDROOM 2 11'5" × 10'4" (3.48m × 3.15m)

front aspect, radiator, heating thermostat control, fitted floor to ceiling triple wardrobe with sliding doors.

### BEDROOM 3 9'8" × 8'6" (2.95m × 2.59m)

rear aspect, radiator.

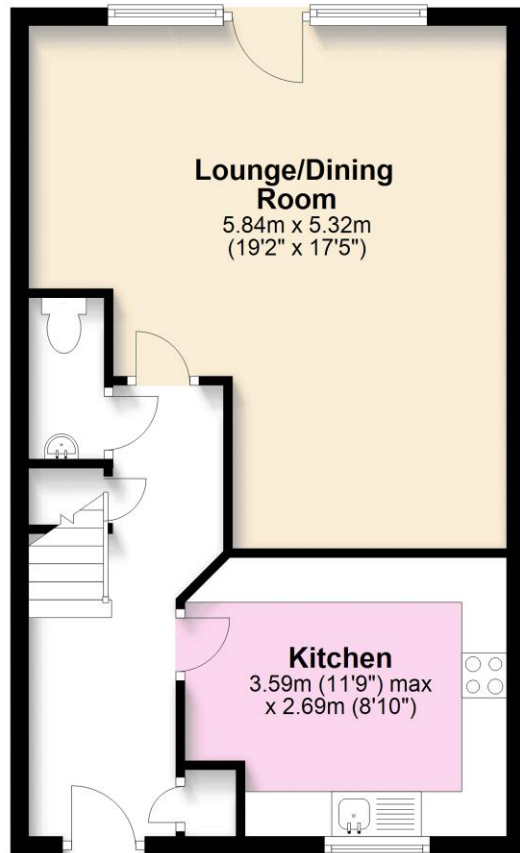
### LUXURY BATHROOM

Modern white suite comprising panel bath, mixer tap & shower attachment, glazed screen, low level w.c. with concealed cistern, wash hand basin, shaver socket, tiled display shelves, part tiled walls, chrome heated towel rail, ceramic tiled floor, extractor fan, recessed ceiling lights.



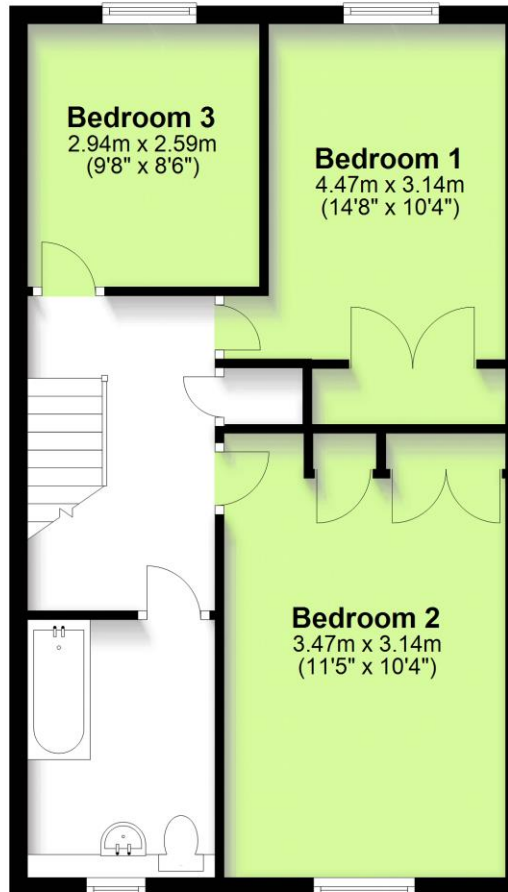
### Ground Floor

Approx. 47.0 sq. metres (505.5 sq. feet)



### First Floor

Approx. 46.1 sq. metres (496.6 sq. feet)



Total area: approx. 93.1 sq. metres (1002.1 sq. feet)

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

### OUTSIDE

#### TWO PARKING SPACES

situated immediately to the front of the house.

#### SOUTH WEST FACING REAR GARDEN

Paved footpath leads down the side of the property with side pedestrian gate, space for EV charger and storage units. The rear garden is mainly laid to lawn with full width paved patio, outside cold water tap, timber garden shed, evergreens, variety of shrubs and plants, enclosed by 1.8m panel fencing and enjoying a delightful secluded aspect.

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

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

Note 3 - Mole Valley District Council Tax Band E.

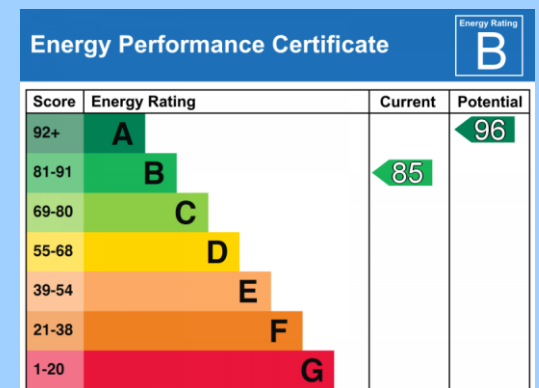
Note 4 - Residents contribute approx. £120 every 6 months towards upkeep of the development.

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THROUGH THE VENDORS AGENTS HUGGINS  
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