



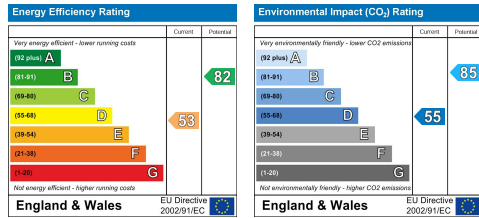
**197 Kingston Road  
Leatherhead  
Surrey KT22 7PB**

• ENTRANCE HALL • 2 RECEPTION ROOMS • KITCHEN PLUS UTILITY ROOM • 2 BEDROOMS • RECENTLY RE-FITTED SHOWER ROOM • LEVEL LAWNED GARDEN OF APPROX 60'

**£329,000** - Freehold

AN ATTRACTIVE SEMI-DETACHED 'VICTORIAN' COTTAGE SET IN A CONVENIENT LOCATION WITHIN EASY REACH OF LOCAL SHOPS, SCHOOLS AND AMENITIES. SOLE AGENT. NO ONWARD CHAIN. EPC - E.

## Continuation: 197 Kingston Road, Leatherhead



PVCu framed front door leads to:

### Entrance Hall

Wall thermostat, stairs to first floor.

### Lounge

12'9 x 11' plus 2'3 deep bay (3.89m x 3.35m plus 0.69m deep bay)

Double glazed bay window and further window to front, double radiator, 'Stone' fireplace surround, meter cupboard, coved cornice.

### Dining Room

12'9 x 10'2 (3.89m x 3.10m)

Double glazed window to rear, tiled fireplace surround, double radiator, understair storage cupboard, door to:

### Kitchen

9'3 x 7'3 (2.82m x 2.21m )

Double glazed window and door to side, base units with cupboards and drawers, worktops with stainless steel sink unit with mixer tap, inset hob with oven beneath, double radiator, part tiled walls, doorway to:

### Utility Room

7' x 4'6 (2.13m x 1.37m)

Door to side, space for appliances.

### 1st Floor Landing

Access to loft.

### Bedroom 1

13' x 11'2 (3.96m x 3.40m)

Twin double glazed windows to front, double radiator, coved cornice, linen cupboard containing Main gas boiler and hot water cylinder.

### Bedroom 2

11' x 9' (3.35m x 2.74m)

Double glazed window to rear, double radiator, coved cornice.

### Large Shower room

Recently re-fitted with a quadrant shower cubicle, pedestal wash basin, low level wc, tiled walls, ceramic tiled floor, double glazed window to rear, double radiator, extractor fan.

### Outside

#### Front Garden

Bounded by brick wall to road, pathway to side entrance and rear garden.

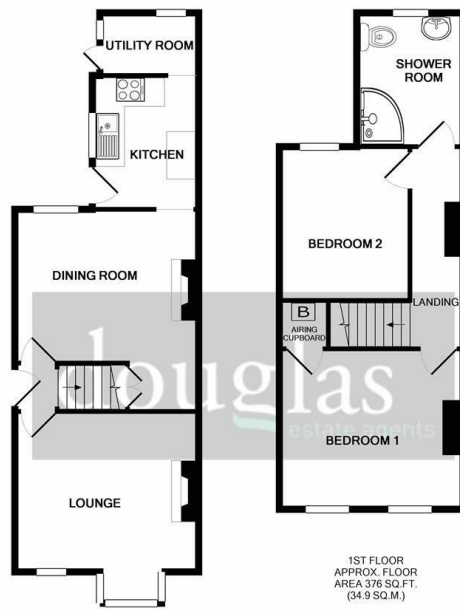
#### Rear Garden

approx 60' deep (approx 18.29m deep)

Mainly laid to lawn with patio area.

### Council Tax

Mole Valley Council tax band 'D' - £1892.63 for the year to 31/03/20.



1ST FLOOR  
APPROX. FLOOR  
AREA 376 SQ. FT.  
(34.9 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 425 SQ. FT.  
(39.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 801 SQ. FT. (74.4 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.  
Made with Metropix ©2019



## Viewing

Strictly by appointment via Douglas & Co 01372 722362 or [info@douglas-estates.co.uk](mailto:info@douglas-estates.co.uk)

## Agents Notes

These details whilst believed to be correct are not guaranteed nor do they form part of any contract and should not be relied upon for ordering carpets or furnishings. Douglas have not tested any stated equipment or appliances. Purchasers are advised to satisfy themselves as to working order and condition.

Under Anti-Money Laundering Regulations we are required to have sight of and retain copies of buyers I.D. We will therefore require copies of either a Passport and Driving Licence alternatively a Passport or Driving Licence plus a Utility or Council Tax bill. We hope that you will understand the necessity of this.