



**29 Windfield, Leatherhead, KT22 8UG**  
**Guide price £300,000**

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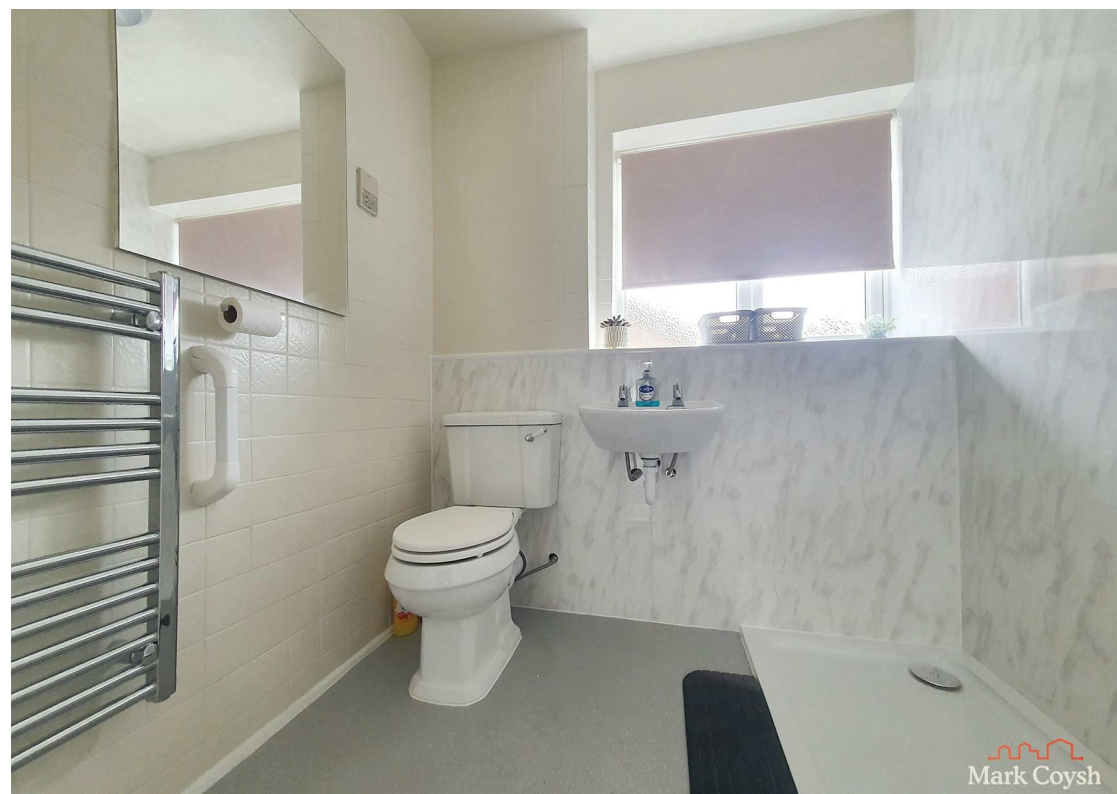


Offered with NO ONWARD CHAIN, a spacious ground floor maisonette, within walking distance of Leatherhead Town Centre and between a 15-20 minutes walk from the mainline station.

Entering through your own private front door into a good size hallway, there are two great size double bedrooms, a fantastic light bright lounge/dining room, an eat in kitchen with direct access to the communal gardens and a newly fitted shower room with lots of natural lighting flowing in.

Further most noteworthy benefits include a long lease term remaining and a bonus garage en bloc.

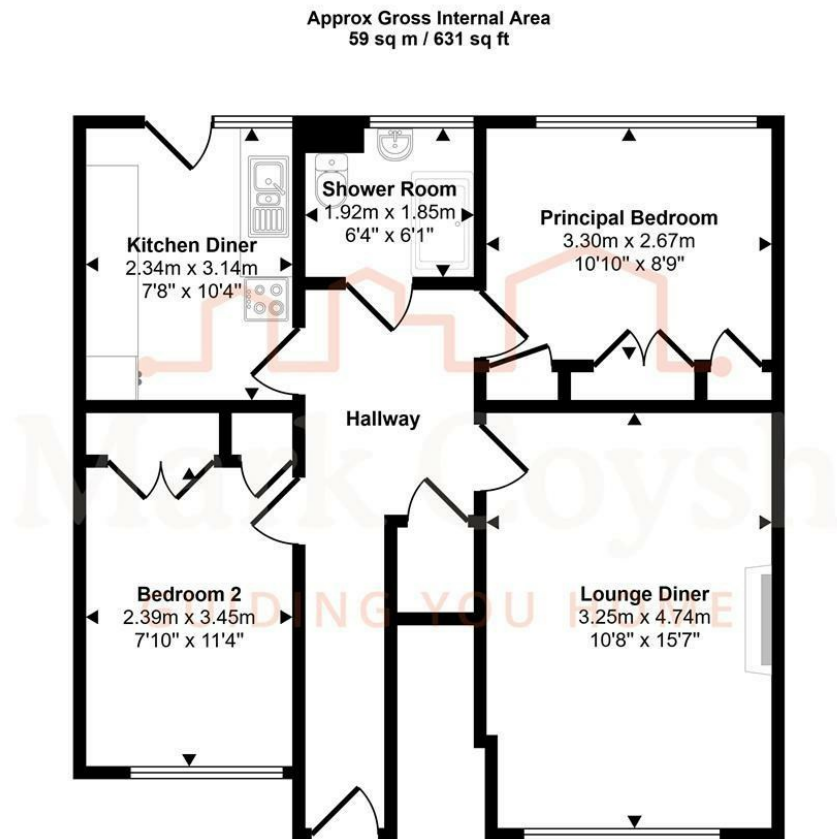
Leatherhead Town Centre has a good selection of shops, including a Sainsbury's, Waitrose and Lidl, as well as a number of independent traders and there is a regular market, offering a wide selection of produce and goods. The banks of the River Mole are close by and there are so many beautiful walks to enjoy. There is a superb amount of sought after schools, nurseries, sociable clubs, gym's, a leisure centre and a theatre. Junction 9 of the M25 is just down the road, as well as access to multiple A roads and regular bus routes, connecting to the local villages and towns.











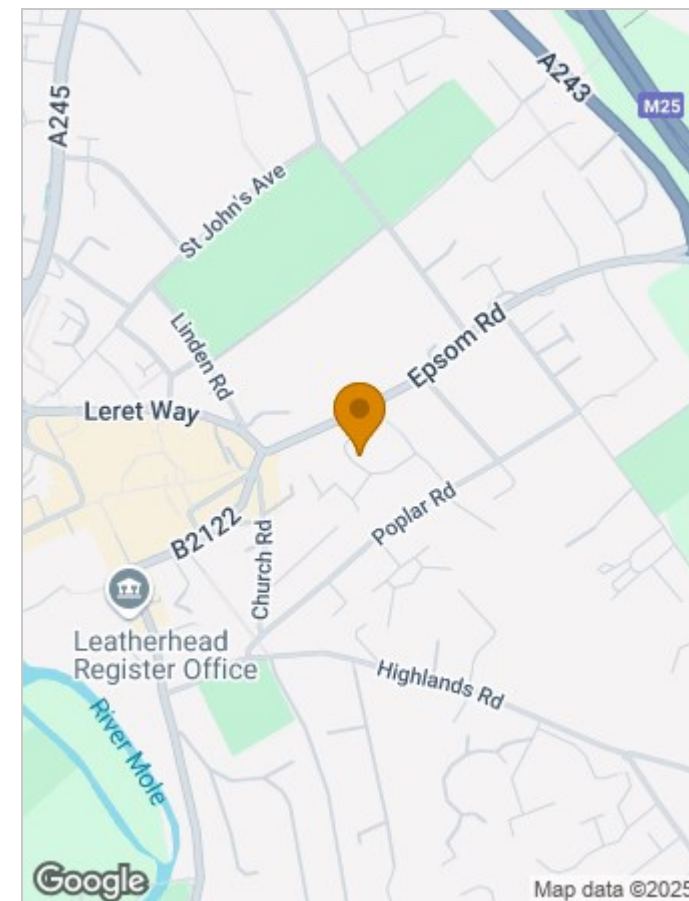
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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