

86 CLEEVE ROAD, KT22 7NE

3 DOUBLE BEDROOM HOME



This is a generous 3 double bedroom 958 sq ft family home, brought to you by award winning property developer FABRICA by A2Dominion. Sitting on the edge of their exciting new development Albany Place, 86 Cleeve Road is a uniquely laid out and designed freehold property offering practical living solutions for the busy modern family.

The ground floor has a large open plan kitchen and dining area with integrated appliances from Siemens and Zanussi. Adjoining that is a spacious lounge with French doors leading out to the private garden, perfect for unwinding after a long day or entertaining family and friends.

The three large carpeted bedrooms occupy the top floor of the property along with a tiled family bathroom featuring white Villeroy & Boch sanitaryware and a heated towel rail.

This home is in a great location, only 12 minute walk to Leatherhead station and 15 minutes into the town centre.

SPECIFICATION

- Fitted kitchen with matt white wall hung units and concrete effect worktops
- Integrated Siemens oven and electric hob
- Integrated Zanussi dishwasher and fridge freezer
- Wool mix carpet to bedrooms
- Wood effect cushion vinyl flooring to living/dining rooms and kitchen
- White Villeroy and Boch sanitaryware with Hansgrohe taps
- High specification throughout

£425,000

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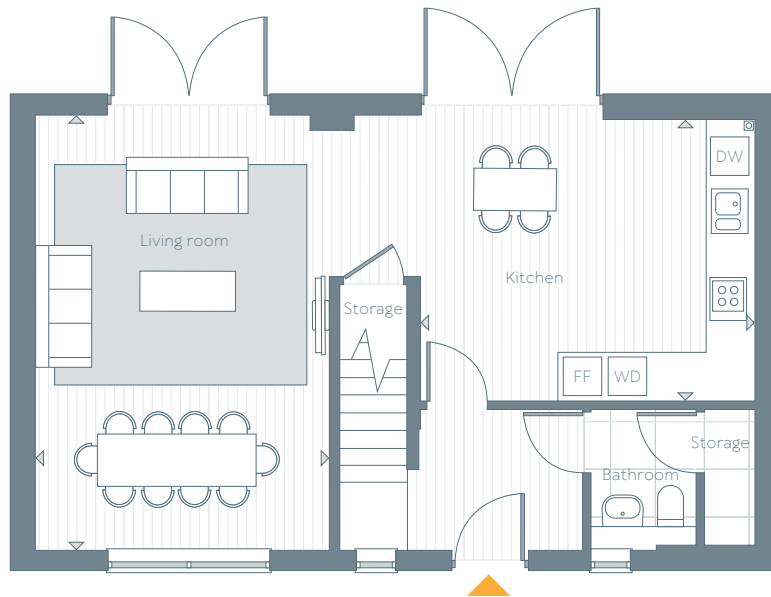
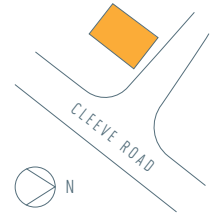
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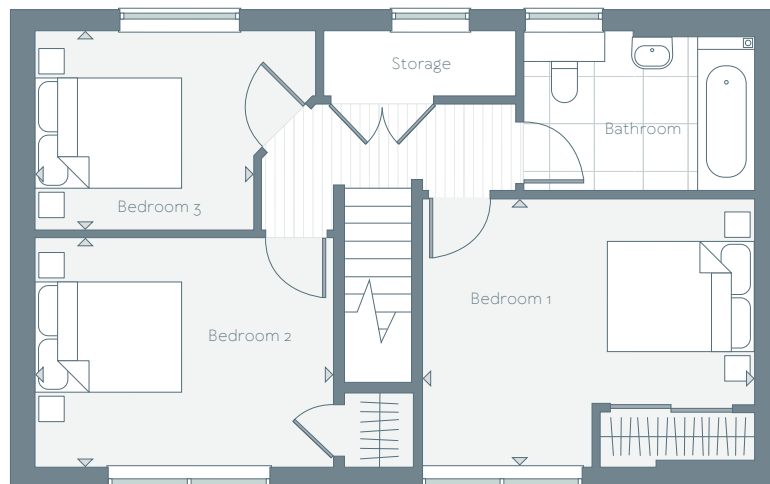
86 Cleeve Road

Ground/first floor
3 bedroom

Living/Dining	16' 5" x 9' 10"	5.0 m x 3.0 m
Kitchen	13' 5" x 11' 2"	4.1 m x 3.4 m
Master Bedroom	13' 5" x 9' 10"	4.1 m x 3.0 m
Bedroom 2	11' 2" x 8' 6"	3.4 m x 2.6 m
Bedroom 3	7' 7" x 7' 7"	2.3 m x 2.3 m
Total internal area	958 sq ft	89 sq m



Ground floor



First floor

Key FF Fridge Freezer
DW Dishwasher
WD Washer space

The kitchen, furniture layouts and dimensions on the following floor plans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

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