



**4 THE STAR COTTAGES KINGSTON
ROAD
LEATHERHEAD
SURREY
KT22 0DP
£625,000**

LATE 19TH CENTURY EXTENDED COTTAGE

THREE/FOUR BEDROOMS

6.69M X 3.79M LIVING ROOM

4.87M X 3.79M MODERN KITCHEN BREAKFAST ROOM

DOUBLE GLAZED WINDOWS

EN-SUITE TO BEDROOM TWO

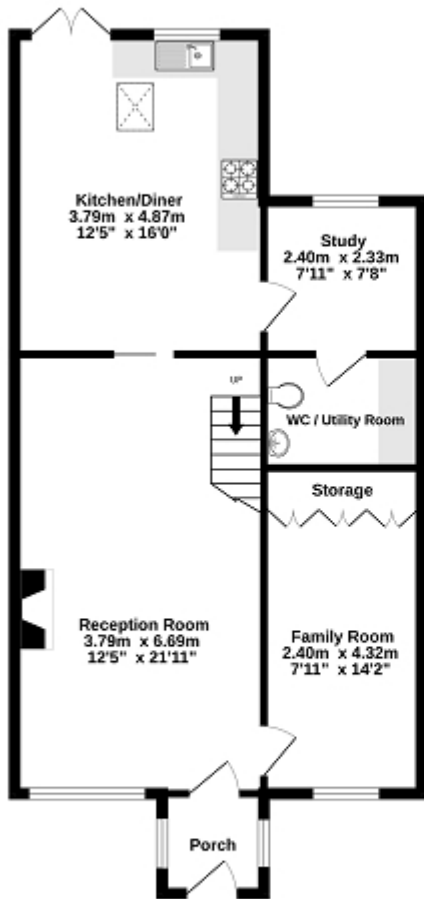
21.9M REAR GARDEN BACKING ONTO FIELDS

OFF STREET PARKING FOR TWO CARS

RURAL LOCATION

WELL PRESENTED THROUGHOUT

Ground Floor
67.0 sq.m. (721 sq.ft.) approx.



1st Floor
48.0 sq.m. (517 sq.ft.) approx.



TOTAL FLOOR AREA: 115.0 sq.m. (1238 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other details 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 availability or efficiency can be given.
Made with Metoplan 12/2012



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.