



**33 RYEBROOK ROAD
LEATHERHEAD
SURREY
KT22 7QG
OFFERS IN EXCESS OF
£375,000**

TERRACED HOUSE

THREE BEDROOMS

14'10 X 13'11 LIVING ROOM

14'10 X 9'3 KITCHEN

DOUBLE GLAZED WINDOWS

GAS CENTRAL HEATING

90' REAR GARDEN

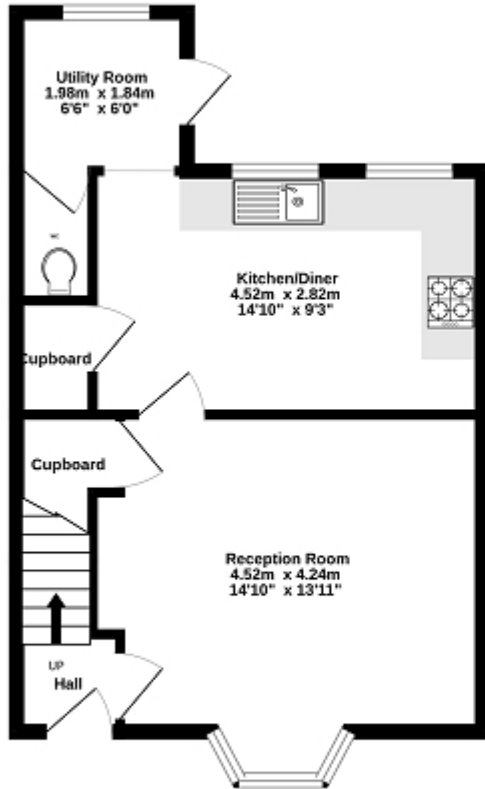
UPDATING REQUIRED THROUGHOUT

NO FORWARD CHAIN

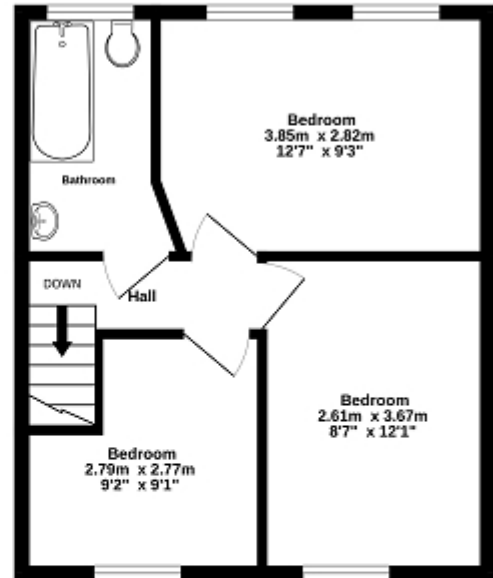
AN IDEAL FIRST TIME BUY



Ground Floor
39.4 sq.m. (424 sq.ft.) approx.



1st Floor
35.1 sq.m. (378 sq.ft.) approx.



TOTAL FLOOR AREA : 74.5 sq.m. (802 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan 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 Metagix 02023



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(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.