



63 Tudor Walk, Leatherhead, KT22 7HX

Price Guide £425,000





- TERRACE HOUSE
- NEW FLOORING
- GARAGE
- MODERN FITTED KITCHEN
- MODERN BATHROOM SUITE
- IMMACULATELY PRESENTED
- RECENTLY DECORATED
- 2 DOUBLE BEDROOMS
- GARDEN
- CLOSE TO TOWN AND STATION



## Description

This well-presented two-bedroom mid-terrace home offers contemporary finishes, practical living spaces, and the added benefit of a private garage.

The spacious living/dining room has been recently updated with new flooring and fresh décor, creating a bright and inviting environment and the modern kitchen features high-quality NEFF integrated appliances, granite worktops, and ample storage, delivering a stylish and functional space.

Upstairs, the property provides two generous double bedrooms along with a modern bathroom suite complete with attractive tiling that provides a clean finish.

Outside, the enclosed rear garden has been thoughtfully landscaped for easy upkeep, featuring an attractive layout with artificial grass, well-presented borders and a patio area.

<b>Tenure</b>	Freehold
<b>EPC</b>	C
<b>Council Tax Band</b>	D

## Situation

Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose Local and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town.

The main line railway station is just 10 minutes walk and offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is only a two-minute drive away, providing easy access to both. Gatwick and Heathrow Airports.

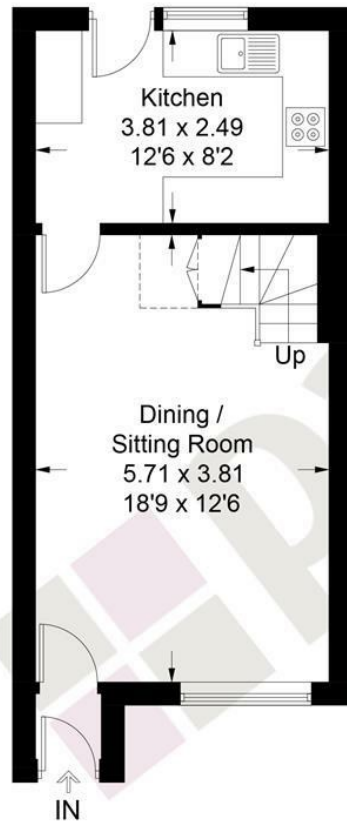
There is a wide range of quality private and state schooling in the general area. State schools include St Andrew's RC School and Therfield Secondary School, both in Leatherhead. Private schools include St. John's in Leatherhead, Downsends Prep School.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts Farm, Denbies Wine Estate and Epsom Downs where the famous Derby is held.

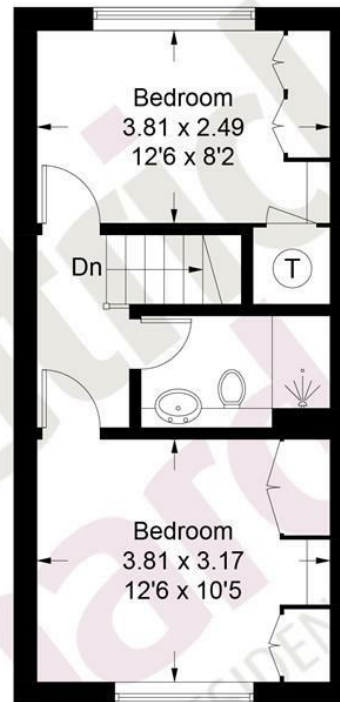


 = Reduced headroom below 1.5m / 5'0"

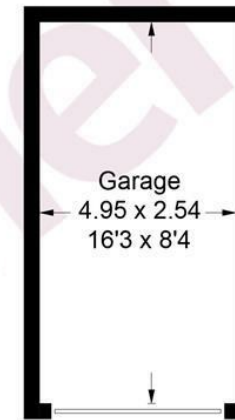
Approximate Gross Internal Area = 65.3 sq m / 703 sq ft  
 Garage = 12.6 sq m / 136 sq ft  
 Total = 77.9 sq m / 839 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1261402)

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