



9 Highlands Road, Leatherhead, Surrey, KT22 8NB

Price Guide £399,950





- PERIOD VICTORIAN COTTAGE
- SITTING ROOM
- \* RESIDENTS PERMIT PARKING
- PRETTY GARDEN
- SHORT WALK TO TOWN

- TWO DOUBLE BEDROOMS
- KITCHEN/DINING ROOM
- NO ONWARD CHAIN
- BATHROOM
- \*\* NEW ROOF 2024



## Description

This delightful Victorian cottage, set in South Leatherhead's conservation area, is just a short walk from the town centre and riverside walks.

Offered with no onward chain the accommodation comprises a front sitting room with fireplace, kitchen/dining room with cottage style cabinets, solid wood work surfaces and space for dining table, utility area with door to outside and bathroom. Upstairs, there are two double bedrooms, each with small wardrobes, the principal bedroom featuring a vaulted ceiling.

Outside, there is a pretty hard landscaped rear garden.

\* Resident permit parking - (£84 p.a. for 1st car, £104 p.a. for second car, £134 p.a. for third car)

\*\* New roof completed in 2024 - 25 year guarantee

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

## Situation

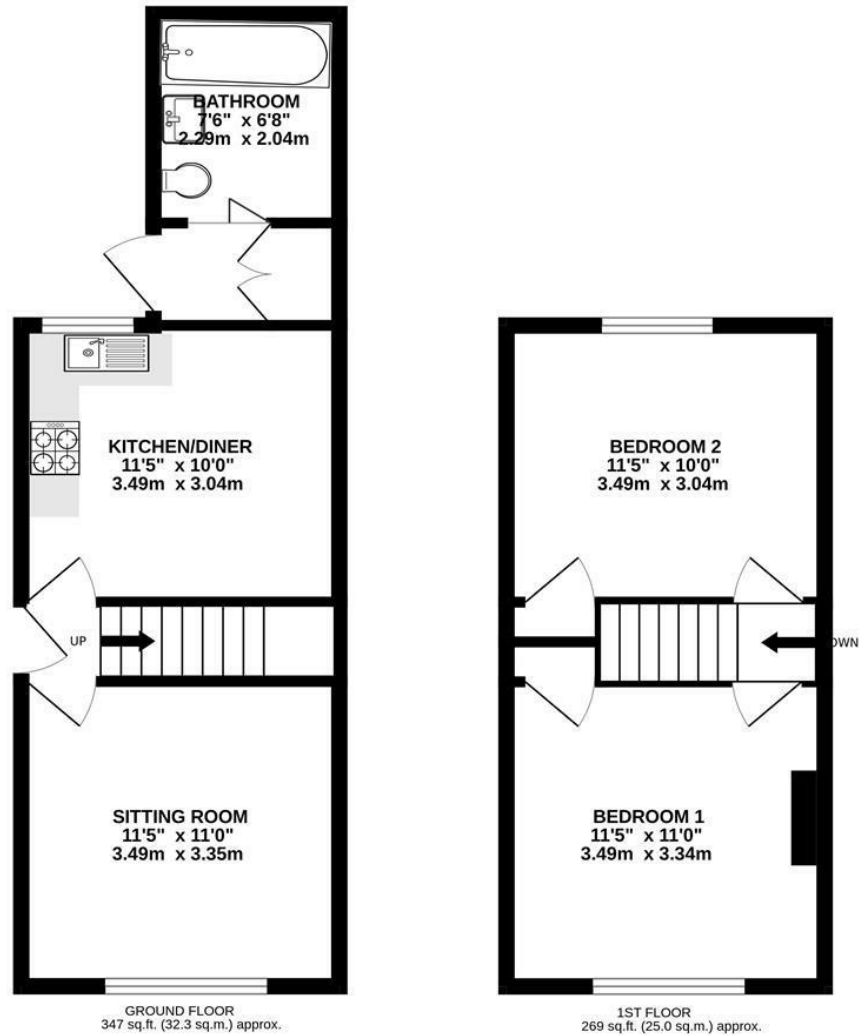
Located on the very popular south side of Leatherhead, this property is within walking distance of the town centre and station, Parish Church, Nuffield Health Fitness & Wellbeing Gym and river walks.

Leatherhead town centre offers a variety of shops including a Waitrose, Boots, WH Smith and Sainsbury's Supermarket in the part covered Swan Shopping Centre. The town centre itself offers a wide variety of boutique coffee shops, restaurants and pubs. Within the area there are highly regarded both state and private schools including in Leatherhead St John's School and Downsends School whilst at nearby Mickleham is Box Hill School.

Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. The M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking, cycling and horse riding. Other outdoor family pursuits on the doorstep include Polesden Lacy, Denbies Wine Estate, Bocketts Farm and Norbury Park.





TOTAL FLOOR AREA : 617 sq.ft. (57.3 sq.m.) approx.

Whilst 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.  
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