



**patrick  
gardner**  
RESIDENTIAL

3 Queen Annes Terrace, Leatherhead, Surrey, KT22 7HR

Price Guide £559,950



- SUPERB VICTORIAN HOUSE
- NEWLY FITTED KITCHEN
- TWO RECEPTION ROOMS
- LANDSCAPED GARDEN
- PERMIT PARKING \*

- 1126 SQ.FT.INCL.CELLAR
- TWO DOUBLE BEDROOMS
- LARGE MODERN BATHROOM
- CELLAR (6'4" HEAD HEIGHT)
- CLOSE TO TOWN & STATION

## Description

Superbly modernised, this two double bedroom terraced house offers 1126 sq.ft.incl.cellar whilst situated in Leatherhead's conservation area just a short walk to the town centre and mainline train station.

Newly double glazed and with scope to create a third bedroom or extra reception room in the cellar, the light a spacious accommodation comprises lovely sitting room with bay window, dining room and newly extended fitted kitchen with double doors to the rear garden and terrace.

Upstairs, both the principle bedroom and second double bedroom have fitted wardrobes and share a large modern family bathroom.

Outside, the rear garden has a South Easterly aspect with a beautifully made decking incorporating steps to the lawn and gravel garden path to the a rear garden gate.

\* There is permit parking. From April 2024 - £84 per annum for first car, £104 pa for second car and £134 for third and subsequent permits.

Conveniently for a purchaser there is no onward chain



## 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 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. Private schools include St. John's in Leatherhead, Downsend School, City of London Freeman's School in Ashted and state schools include St Andrew's RC School and Therfield Secondary School, both in Leatherhead.

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 and Epsom Downs where the famous Derby is held.

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|-------------------------|----------|
| <b>Tenure</b>           | Freehold |
| <b>EPC</b>              | D        |
| <b>Council Tax Band</b> | D        |

Approximate Gross Internal Area = 89.3 sq m / 961 sq ft  
 Basement = 15.3 sq m / 165 sq ft  
 Total = 104.6 sq m / 1126 sq ft



 = Reduced headroom below 1.5m / 5'0



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. (ID1282726)

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