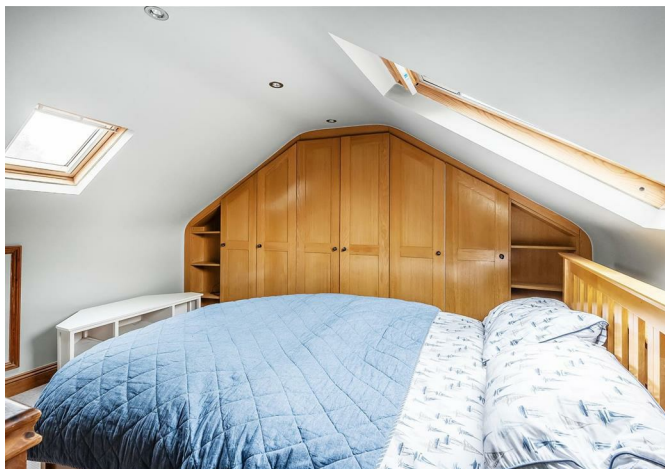




43 Church Walk, Leatherhead, Surrey, KT22 8HH

Price Guide £385,000



- MODERN VICTORIAN COTTAGE
- SITTING ROOM
- LARGE UPSTAIRS SHOWER ROOM
- SHORT WALK TO TOWN
- 745 SQ.FT.
- TWO DOUBLE BEDROOMS
- KITCHEN/DINING ROOM
- HARD LANDSCAPED GARDEN
- CONSERVATION AREA
- NO CHAIN

Description

This beautifully appointed two double bedroom property is set in this charming row of Victorian cottages in Leatherhead's conservation area.

The stylish accommodation over three floors includes a front reception room with open fireplace, modern fitted kitchen with useful storage cupboard and space for dining table. On the first floor landing there is room for small office space, a good sized principal bedroom and a superb luxury shower room with large walk in shower. From the landing, stairs lead to the second double bedroom with velux windows and range of fitted wardrobes.

Outside, there is a lovely walled, hard landscaped rear garden with shed and modern outside gardener's WC. Conveniently for a purchaser there is no onward chain.

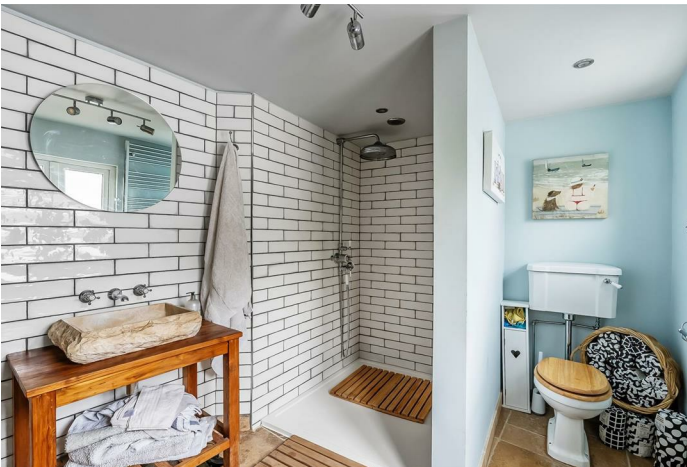
Tenure	Freehold
EPC	D
Council Tax Band	D

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.

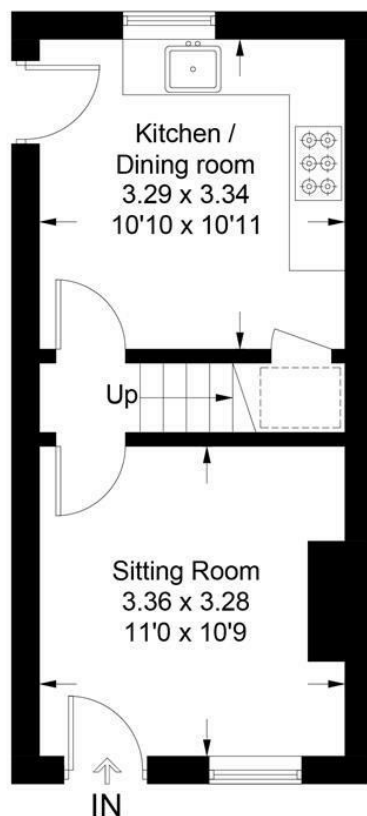
The main line railway station offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is only a two-minute drive away, providing easy access to both. Gatwick and Heathrow Airports.

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.

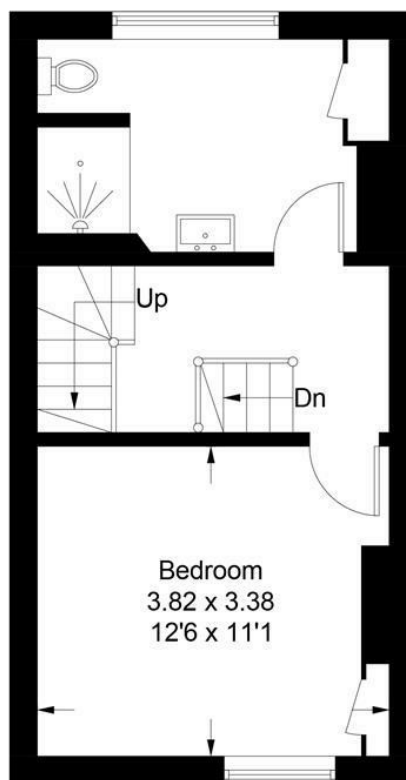


 = Reduced headroom below 1.5m / 5'0

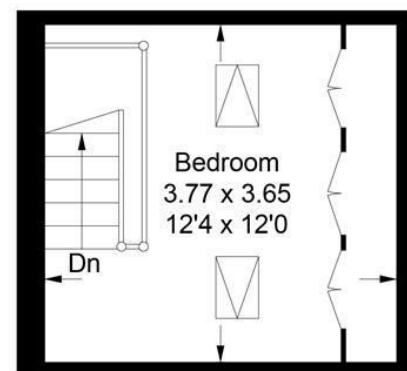
Approximate Gross Internal Area = 69.2 sq m / 745 sq ft



Ground Floor



First Floor



Second Floor

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. (ID1203251)

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