



2 Lavender Close, Leatherhead, Surrey, KT22 8LZ

Price Guide £695,000



- STYLISH MODERN TOWN HOUSE
- FOUR DOUBLE BEDROOMS
- SITTING ROOM
- ALLOCATED PARKING - TWO CARS
- WALKING DISTANCE TO TOWN
- QUIET LOCATION
- KITCHEN/DINING ROOM
- SOUTH WEST LANDSCAPED GARDEN
- THREE BATHROOMS
- 1423 SQ.FT.

Description

Set on a private estate to the south side of the town, this beautifully presented 4 bedroom town house enjoys a westerly rear facing landscaped 'town style' garden yet is convenient being within walking distance of the town centre and train station.

The property offers just over 1423 sq ft. of light and spacious accommodation set over three floors. A covered porch with modern oak front door leads to the hall with separate WC and built-in utility cupboards. The kitchen/breakfast room features integrated appliances, tiled floor and granite work surfaces whilst the living room enjoys a coal gas effect fire with double doors out to the rear courtyard garden. A gate from the garden leads out to the landscaped communal grounds.

From the hall, stairs lead to the first floor which includes a second bedroom with en-suite shower room, fourth Bedroom presently used as a study and a recently re-fitted family bathroom.

Stairs from the first floor landing leads to the master bedroom with it's vaulted ceiling and en-suite shower room and third double bedroom.

Outside, to the front there are two allocated parking spaces. The rear garden has a Westerly aspect with brick paviors, timber loggia and mature planting.



Situation

Located on the very popular south side of Leatherhead, the property is located within walking distance of the town centre, Waitrose, Parish Church, Library and Nuffield Health Gym.

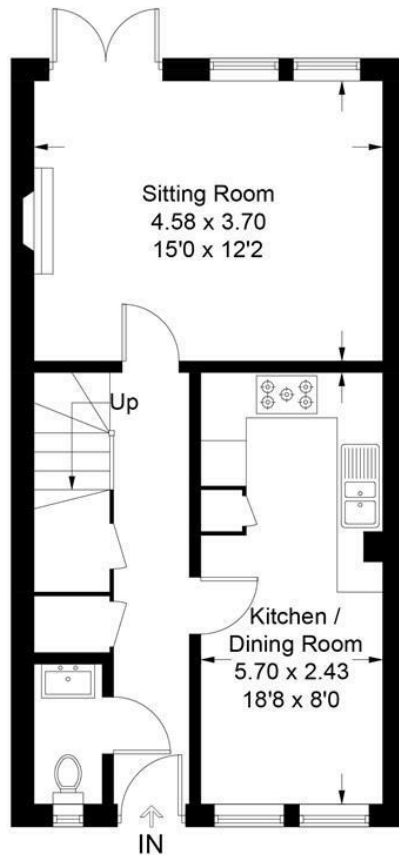
In nearby Church Street is a Little Waitrose. The town centre itself offers a wide variety of quality independent restaurants and pubs. Within the area there are highly regarded both state and private schools including in Leatherhead St John's School and Downsends School whilst at nearby Mickleham is RGS Surrey Hills.

Leatherhead is well located for commuter access to London Waterloo and Victoria with regular services of just over 45 minutes. Junction 9 of the M25 at Leatherhead offers access to the national motorway network being almost equidistant between Heathrow and Gatwick International Airports.

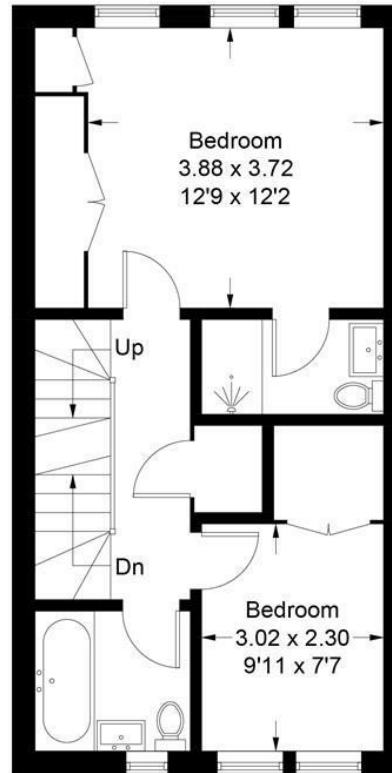
The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking and horse riding. There are numerous golf courses and other outdoor activities at Denbies Wine Estate, Bocketts Farm, Polesden Lacy and Norbury Park.

Tenure	Freehold
EPC	C
Council Tax Band	F
Estate Charge	£900 per annum for communal grounds

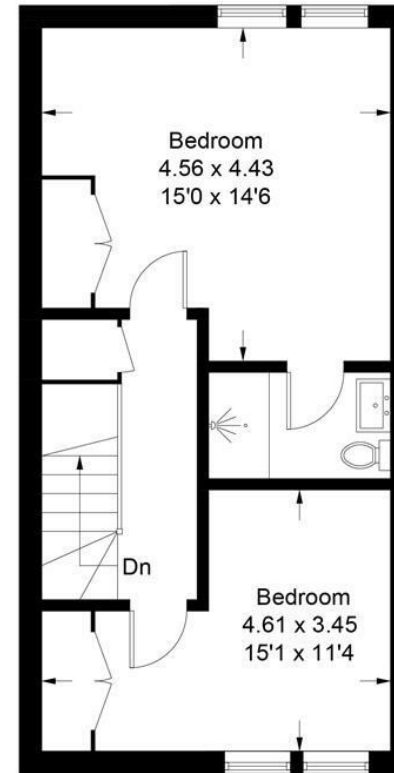
Approximate Gross Internal Area = 132.2 sq m / 1423 sq ft



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. (ID1213262)
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