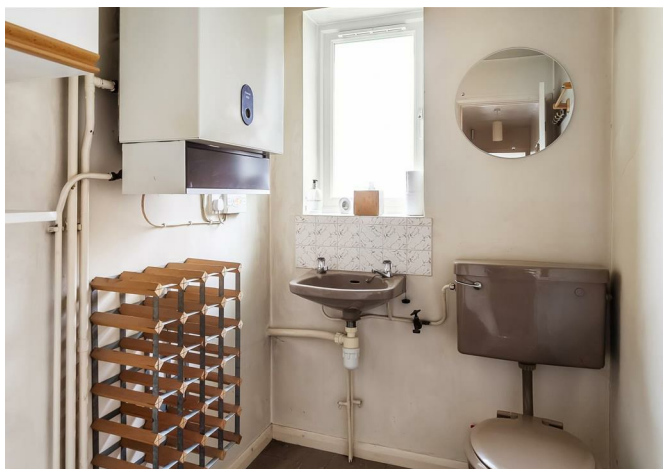




2 Owen Place, Leatherhead, Surrey, KT22 8JA

Price Guide £435,000





- MID TERRACED HOUSE
- ENTRANCE HALL & CLOAKROOM
- LIVING ROOM
- 2 DOUBLE BEDROOMS
- GARAGE
- NO ONWARD CHAIN
- KITCHEN
- PRIVATE GARDEN WITH SUNNY ASPECT
- FIRST FLOOR BATHROOM
- VISITORS PARKING



## Description

This mid-terraced house enjoys a highly convenient location being just a 'stones throw' from the town centre. Set within a small private community of just 6 houses each property benefits from a single garage and shared visitor parking.

Internally, the property whilst clean and tidy, it does need modernising which is reflected within the advertised price.

There is an entrance hall, cloakroom which has space for a washing machine and separate tumble dryer, good sized kitchen which has a front aspect out look whilst the rear garden with its 26' in length living room opens out onto the southerly aspect patio styled rear garden.

The stairs lead off the living room to the landing off which are two good sized double bedrooms and a bathroom.

No onward chain.

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

## Situation

Located on the very popular south side of Leatherhead within one of its conservation areas and amongst other period homes, this property is just a short walk of the town centre, Parish Church, Nuffield Health Fitness & Wellbeing Gym, Library and other amenities.

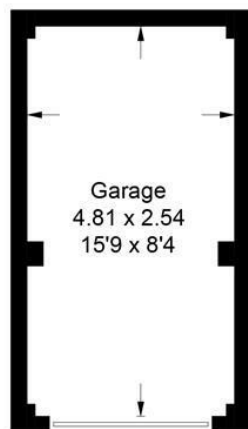
Leatherhead town centre offers a variety of shops including a Boots, WH Smith and Sainsbury's Supermarket in the part covered Swan Shopping Centre. In nearby Church Street is a Little Waitrose. The town centre itself offers a wide variety of quality independent restaurants and pubs. Within the area there are highly regarded both state and private schools including in Leatherhead St John's School and Downsland 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. Junction 9 of the M25 at Leatherhead gives access to the national motorway network together with Heathrow and Gatwick International Airports.

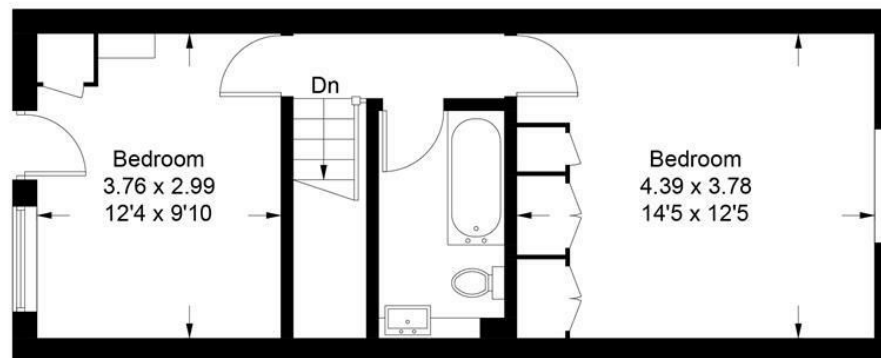
The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking and horse riding.



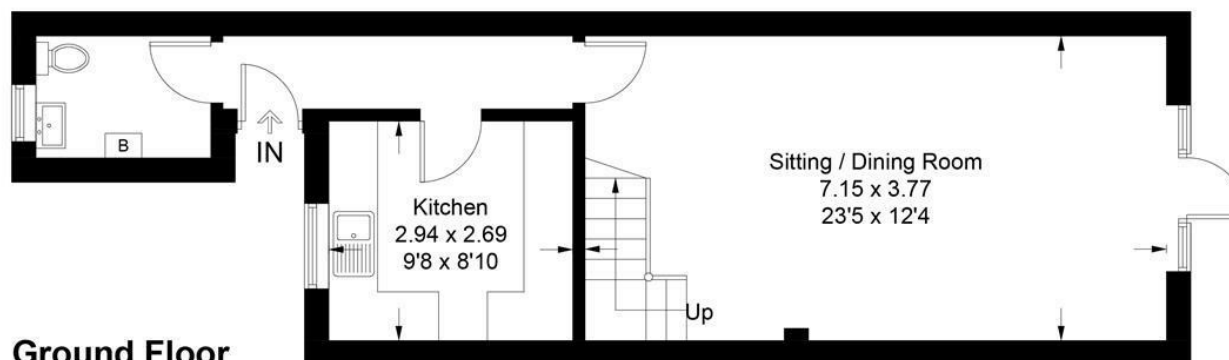
Approximate Gross Internal Area = 82.3 sq m / 886 sq ft  
 Garage = 12.2 sq m / 131 sq ft  
 Total = 94.5 sq m / 1017 sq ft



(Not Shown In Actual  
Location / Orientation)



**First Floor**



**Ground 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. (ID1168237)

www.bagshawandhardy.com © 2025

1-3 Church Street, Leatherhead, Surrey, KT22 8DN  
**Tel:** 01372 360078 **Email:** leatherhead@patrickgardner.com  
**www.patrickgardner.com**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

