



27 Tudor Walk, Leatherhead, KT22 7HX

Price Guide £250,000



- FIRST FLOOR MAISONETTE
- ALLOCATED PARKING FOR TWO CARS
- BATHROOM
- SITTING/DINING ROOM
- NO SERVICE CHARGES
- LONG LEASE
- SEPARATE FITTED KITCHEN
- ONE DOUBLE BEDROOM
- SHORT WALK TO STATION
- NO CHAIN

Description

This stylish first floor maisonette is set in a quiet residential location close to the town & station whilst offering over 500 sq.ft., two allocated parking space and long lease.

A covered entrance porch with modern front door leads through to the hall with coats hanging space and stairs to the first floor landing. The bright and spacious accommodation includes a sitting/dining room with Southerly views, good sized fitted kitchen, double bedroom and bathroom.

Outside there is allocated parking for two cars (see screenshot of title plan)

Tenure	Leasehold
EPC	C
Council Tax Band	C
Lease	999 years from 1979
Service Charge	Each maisonette responsible for their own parts
Ground Rent	Peppercorn

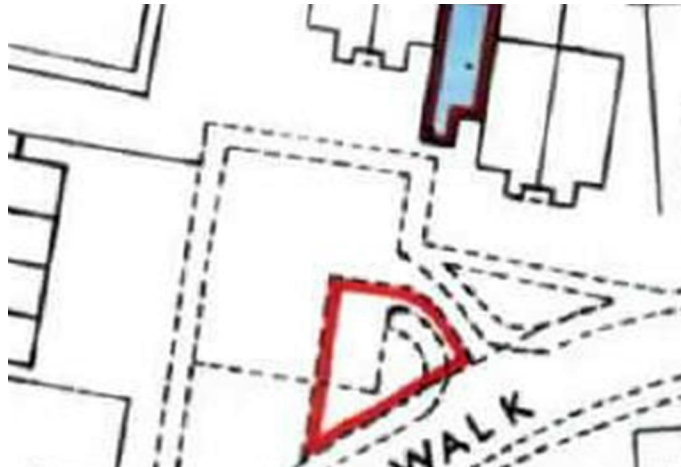
Situation

Tudor Walk is a very popular location offering much convenience to the town centre with 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.

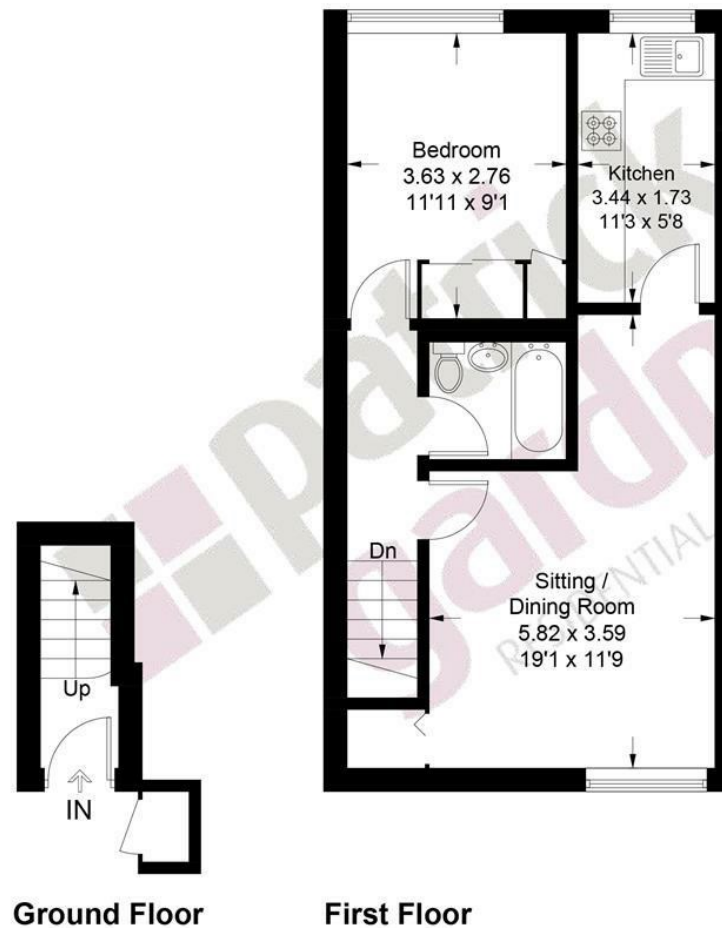
The main line railway station is just 10 minutes walk and offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is only a two-minute drive away, providing easy access to both. Gatwick and Heathrow Airports.

There is a wide range of quality private and state schooling in the general area. State schools include St Andrew's RC School and Therfield Secondary School, both in Leatherhead. Private schools include St. John's in Leatherhead, Downsends Prep School.

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, Denbies Wine Estate and Epsom Downs where the famous Derby is held.



Approximate Gross Internal Area = 47.0 sq m / 506 sq ft
External Cupboard = 0.5 sq m / 5 sq ft
Total = 47.5 sq m / 511 sq ft



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. (ID1328598)
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1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 **Email:** leatherhead@patrickgardner.com
www.patrickgardner.com

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