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9 St. Johns Avenue,
Guide Price £1,150,000

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A beautifully extended character family home positioned within a desirable residential pocket of Leatherhead, offering approaching 2,500 sq ft of elegant and versatile accommodation.

This four double bedroom, three bathroom property boasts an impressive ground floor, featuring two sophisticated bay-fronted reception rooms – each centred around a wood-burning stove for warm and inviting evenings. The heart of the home is the stunning 25ft bespoke kitchen/dining room, complete with a large central island, premium cabinetry and finishes, and French doors opening directly onto the landscaped terrace. A dedicated utility room adds further practicality.

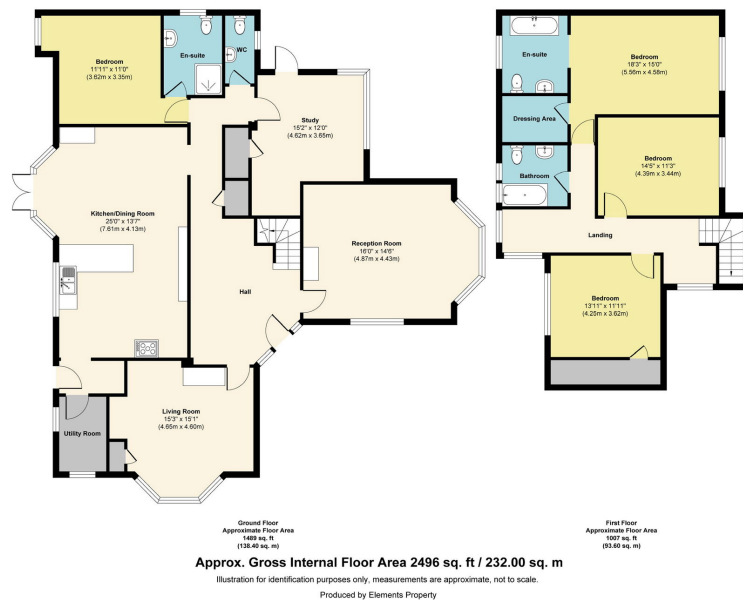
The flexible ground-floor layout also provides excellent annexe potential, comprising a double bedroom, bathroom and study/snug with direct access to a private courtyard garden – ideal for multigenerational living, guests or adaptable working arrangements.

Upstairs, a generous first-floor landing leads to three further double bedrooms, including a spacious principal suite with dressing area and en-suite bathroom. The family bathroom continues the home's charm with exposed brickwork and a freestanding bath.

Externally, the property benefits from beautifully landscaped wraparound gardens, including a lawned front aspect and a west/south-west facing rear terrace that enjoys afternoon and evening sunshine – perfect for outdoor entertaining. A double garage and driveway parking for three vehicles provide ample space.

Well located for Leatherhead's amenities, respected schools and excellent transport links, this is an ideal family residence with a superb blend of character, space and flexibility. EPC Rating: C.





- Character home approaching 2,500 sq ft (approx. 2,497 sq ft)
- Four double bedrooms, three bathrooms & generous first-floor landing
- Stunning 25ft bespoke kitchen/dining room with French doors to terrace
- Landscaped west/south-west facing rear terrace ideal for entertaining
- Double garage plus driveway parking for three cars
- Beautifully extended from its original bungalow design
- Two elegant bay-fronted reception rooms with wood-burning stoves
- Flexible layout with annexe potential (bedroom, bathroom & courtyard)
- Mature wraparound gardens with lawned front aspect
- Great Leatherhead location close to schools, station & local amenities; EPC C

