



**Woodbridge Avenue, Leatherhead, KT22**

**Pacey Wingent Dickson**

**£475,000**



**Bedrooms: 3**

**Bathrooms: 1**

**Receptions: 2**

A well-presented three-bedroom end-of-terrace family home situated on the popular Woodbridge Avenue, offering excellent scope to extend (subject to planning permission).

The ground floor features a bright and welcoming dual-aspect reception room with a working fireplace, opening onto a versatile conservatory/dining room overlooking the rear garden. There is also a family bathroom and a dual-aspect galley-style kitchen. A new boiler was installed approximately two years ago.

Upstairs, the property offers three well-proportioned bedrooms, providing ample space for family living.

Outside, the front of the home benefits from a driveway providing off-street parking. To the rear is a generous south-facing garden, mainly laid to lawn with a large patio area, a substantial cabin currently used as a home office, and a useful storage shed.

This property represents a fantastic opportunity for families or buyers wishing to create their ideal home, as well as a strong buy-to-let investment in an area with consistently high rental demand.

Regular rail services run from Leatherhead mainline station to London Waterloo and Victoria, while Heathrow and Gatwick airports are easily accessible via Junction 9 of the M25.





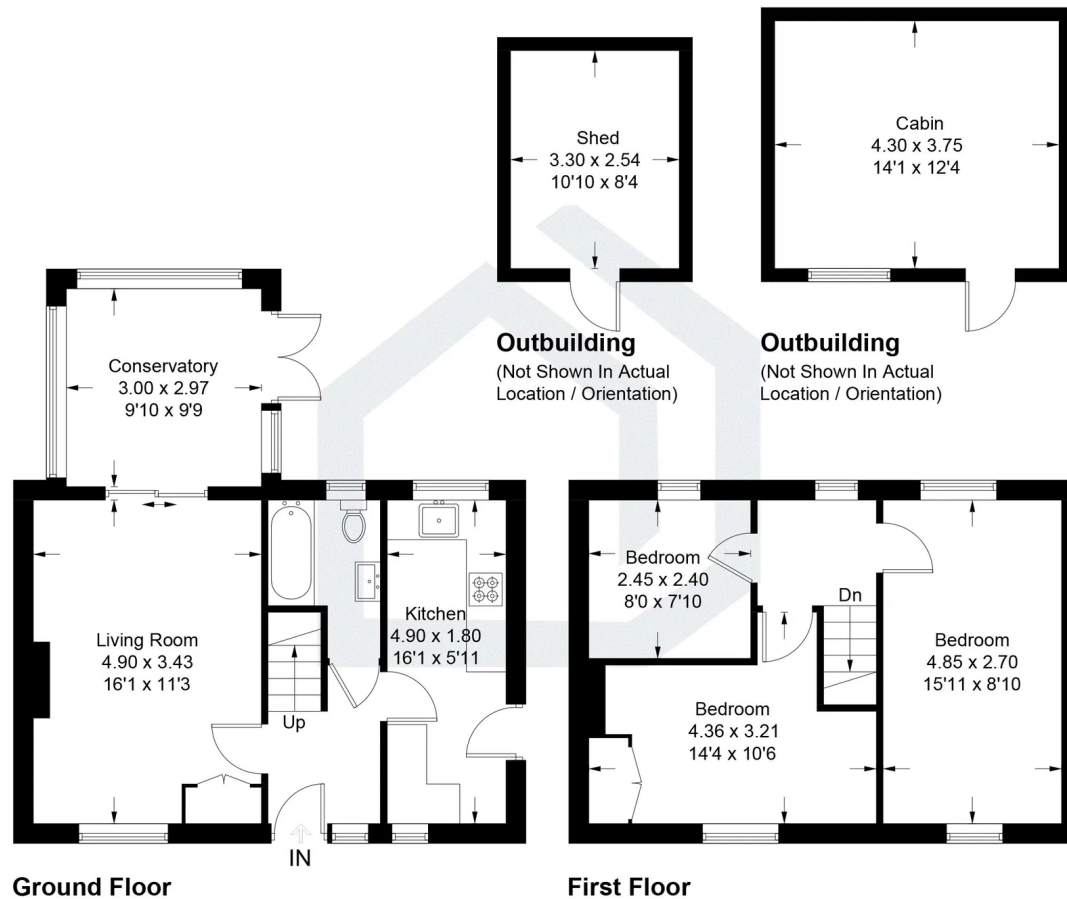


# Woodbridge Avenue, Leatherhead, KT22

Approximate Gross Internal Area = 79 sq m / 847 sq ft

Outbuildings = 25 sq m / 264 sq ft

Total = 104 sq m / 1111 sq ft



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## Pacey Wingent Dickson

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