



**15 Tudor Walk, Leatherhead, Surrey,  
KT22 7HX**

**£410,000 Freehold**

### Directions

From our office in Great Bookham proceed to the top of the high street turning left onto the A246 Guildford/Leatherhead Road. At the next roundabout take the 1st exit onto Guildford Road/B122 continue straight along turning left into Station Road A245 then right along Station Road A245 taking the next left into Randalls Road, and next right into Cleeve Road and then 1st turning on

### Local Authority

Mole Valley District Council Tel: 01306 885001  
Council Tax Band: D



### Approximate Gross Internal Area 934 sq ft - 87 sq m

Ground Floor Area 471 sq ft - 43 sq m

First Floor Area 339 sq ft - 32 sq m

Garage Area 124 sq ft - 12 sq m



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	90 B

Ref: 09.24.4092

[www.henshaws.net](http://www.henshaws.net)



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A spacious 2 bedroom mid terrace home offering a good size private rear garden and offered for sale with NO ONWARD CHAIN.

**THE PROPERTY**

Originally constructed in the 1970's this popular style of property has been updated and modernised over a number of years enabling the property to now provide light, contemporary accommodation. On the ground floor this consists of good size lounge/dining room, modern kitchen with a good range of matching eye and base level units together with ample work surfaces plus a generous size conservatory. To the first floor there are 2 bedrooms and a modern family bathroom. The gardens to both front and rear have been well maintained with the latter offering a paved sun terrace leading onto an expanse of artificial lawn. In total the garden extends to 26ft x 15ft (8m x 4.5m). Other benefits include UPVC double glazing plus secure gated access leading to the garage with up and over door.



**SITUATION**

The property is located in a popular cul de sac within easy reach of Leatherhead town centre which provides a good range of shops and other local amenities. Leatherhead train station is 0.2 miles away providing a commuter service into London Waterloo and Victoria. Also close by are good primary schools to include Leatherhead Trinity School and Nursery 0.5 miles away, West Hill school and Foxgrove school 0.6 miles. Secondary schools to include Therfield 0.3miles away, St Johns 0.7 miles away and both Woodlands school and St Andrews Catholic school 0.9 miles away. Surrounding the area is miles of open countryside much of which is within the National Trust .

