



Kingston Road, Leatherhead KT22 7PZ

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Kingston Road Leatherhead KT22 7PZ

Located within walking distance of local amenities, schools, and the mainline train station, this charming Victorian home offers three double bedrooms.

Three double bedrooms

Walking distance to local amenities, schools,
and the mainline train station.

Modern kitchen fitted

Two reception rooms

Brick-built outhouse with power and lighting,
used as a utility room

Period cottage

Private garden

0.7 Miles to Leatherhead train station

EPC Rating C

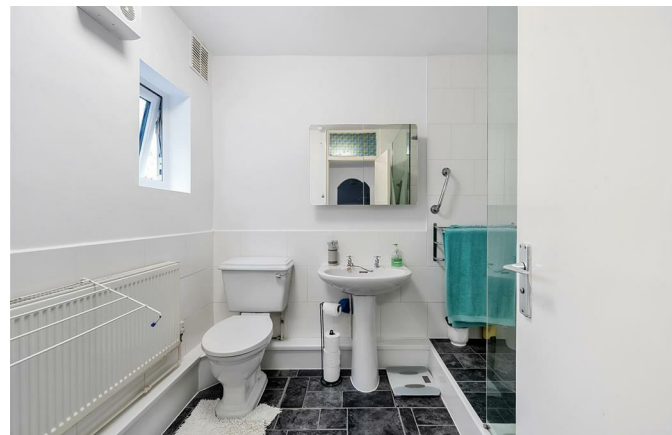




The ground floor comprises an entrance porch leading into a large living room, featuring a bay window and a character fireplace. The dining room includes a spacious under stairs cupboard and flows seamlessly into a modern kitchen, which is fitted with a range of wall and floor units. Also on this level is the family bathroom, complete with a walk-in double shower, WC, and wash-hand basin.

Upstairs, the first floor presents three double bedrooms, with the primary and second bedrooms benefiting from built-in storage cupboards.

Outside, the rear garden facing laid to lawn, with a patio area and well-placed flower and shrub beds. There is also a brick-built outhouse equipped with power and lighting, currently used as a utility room by the owners. Additionally, a second brick-built shed is located at the rear of the garden.





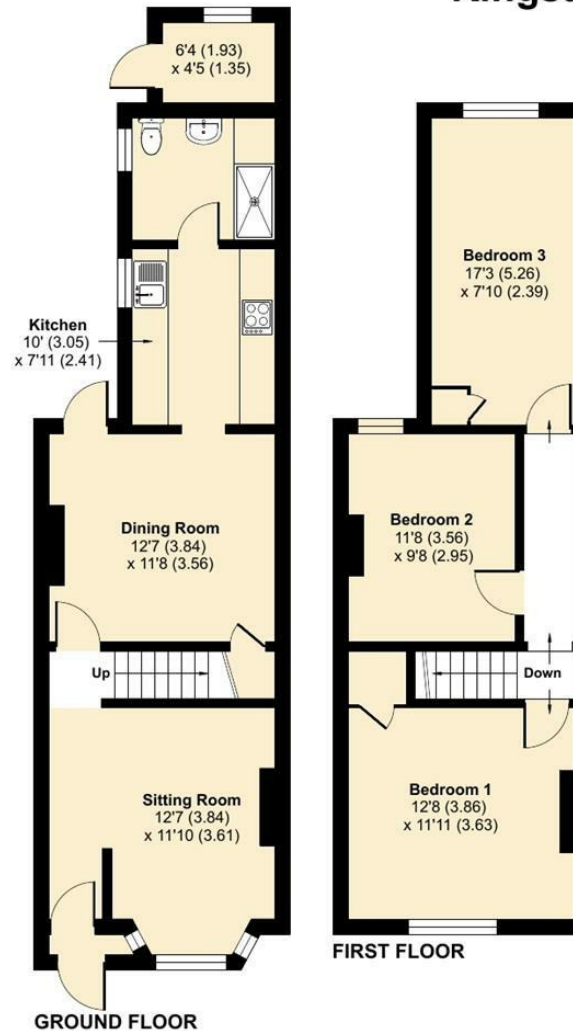
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Approximate Area = 992 sq ft / 92.1 sq m

Outbuilding = 28 sq ft / 2.6 sq m

Total = 1020 sq ft / 94.7 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for V&H Homes. REF: 1190095

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