



Linden Road, Leatherhead KT22 7JF

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This charming and impeccably styled, halls-adjointing Victorian villa has been thoughtfully extended and modernised over the past six years.

Boasting a stunning side-return kitchen extension and a loft conversion, the home offers 1,809 sq. ft. of versatile living space (including a full-height cellar), while retaining a wealth of period features. Off-street parking and a sun-drenched, south-west-facing garden further enhance this exceptional property.

Recently Reduced Stylish Victorian Villa

St John's Area

Extended with Side-return Kitchen & Loft
Conversion

1,809 sq. ft. of Living Space

Character Throughout

Three Double Bedrooms

Cellar & Loft Room

South-West Facing Garden

Off-street Parking

EPC Rating: D





Upon entering, the inviting reception hall provides access to the cellar and two beautifully appointed reception rooms. The elegant sitting room showcases a bay window, high corniced ceilings, and a log-burning stove. The second reception room flows seamlessly into the impressive kitchen/breakfast room, which features a central island with breakfast bar, solid granite worktops, a range cooker, and an exposed brick chimney breast with a log burner. Details, such as panelled and garden views, complete this stylish space.

Upstairs, the spacious principal bedroom (15'10 x 13') benefits from a range of fitted wardrobes and exposed timber flooring. Two further generous bedrooms, a family bathroom, and a separate WC complete the first floor. A staircase leads to the top floor, where there is a versatile loft room, currently used as a fourth bedroom.

Outside, the delightful rear garden — with its south-westerly aspect — offers an artificial lawn, flower borders, a gravel seating area, and a useful shed with wood storage. Rear access leads to a private parking space via Queen Anne's Gardens, and shared guest parking.

The property has been rewired, and the windows have been carefully restored and replaced.

Ideally situated in the St John's area, the home is within walking distance of Leatherhead town centre, Waitrose, Nuffield Health Gym, and Leatherhead station, with direct links to London. Highly regarded schools.



Approximate Gross Internal Area = 158.6 sq m / 1707 sq ft
 Cellar = 9.5 sq m / 102 sq ft
 Total = 168.1 sq m / 1809 sq ft



 = Reduced headroom below 1.5m / 5'0"



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. (ID982557)

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