



patrick  
gardner  
LETTINGS

The Flat @ Peregrine Road

£1,250 PCM



- AVAILABLE 1ST APRIL 2025
- ONE DOUBLE BEDROOM
- OPEN PLAN KITCHEN/RECEPTION AREA
- QUIET LOCATION
- CLOSE TO LEATHERHEAD MAINLINE STATION
- UNFURNISHED
- BATHROOM
- PARKING AVAILABLE FOR ONE CAR
- SHORT DRIVE TO LOCAL AMENITIES
- PRIVATE ENTRANCE

## Description

Private Entrance - leading to the first floor apartment

Lounge/Kitchen -spacious open-plan lounge and kitchen area offering natural light

Bedroom - double bedroom with built in storage

Bathroom - bathtub with overhead shower, WC and basin

Council Tax Band - A

EPC Rating - D

## Situation

Leatherhead town centre offers a variety of shops, quality independent restaurants and coffee shops. Within the area there are highly regarded both state and private schools including St Andrews R.C. School, St John's School and Downsend School whilst at nearby Mickleham is Box Hill School.

Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful of outdoor activities at Bocketts Farm, Denbies Wine Estate, and Polesden Lacy. Epsom Downs (home of the famous Epsom Derby horse race) is within 15 minutes drive and Headley Heath is just 10 minutes away.

**EPC - D**

**Council Tax Band -  
A**



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