



 **patrick
gardner**
LETTINGS

Headley Road, Leatherhead, KT22 8QE

£1,700 PCM



- AVAILABLE 30TH MAY 2025
- ATTRACTIVE CHARACTER COTTAGE
- ELECTRIC STORAGE HEATERS
- GOOD SIZED WORKSHOP TO SIDE OF PROPERTY
- PARKING TO REAR OF PROPERTY
- UNFURNISHED
- THREE BEDROOMS AND TWO RECEPTION ROOMS
- SECONDARY DOUBLE GLAZING
- PARTIAL LAWNED REAR GARDEN
- CLOSE TO LEATHERHEAD AND ASHTEAD TOWN CENTRES

Description

An attractive three bedroom, two reception room character cottage with a well sized workshop to the side of the property. The cottage includes two double bedrooms, living/reception room, an enclosed rear garden, and off road parking. Located close to Leatherhead and Ashted town centres and mainline railway stations.

Living Room - neutral carpet, storage heater and open fireplace with mantle

Dining Room - with hard wood flooring, brick fireplace with log burner and wooden mantle

Kitchen - fitted with a range of base and wall units. Including single sink, electric oven and hob and doors leading to bathroom via open utility space

Bathroom - large walk-in shower cubicle with electric shower, white W.C and hand basin with vanity unit

Bedroom 1 - double room with fireplace, storage heater and neutral carpet

Bedroom 2 - double room with fireplace, storage heater and neutral carpet

Bedroom 3 - bedroom with neutral carpet

Rear Garden

Spacious Workshop

Parking

Situation

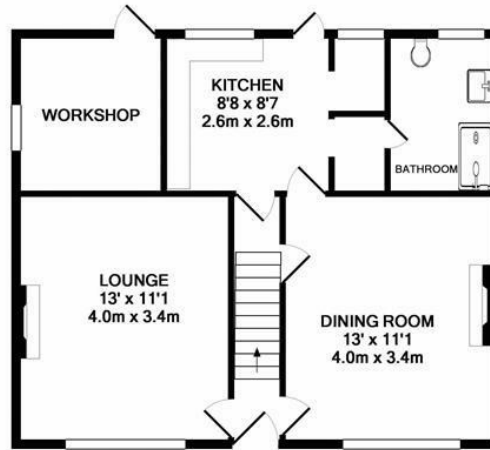
Leatherhead town centre offers a variety of shops, quality independent restaurants and coffee shops. Within the area there are highly regarded both state and private schools including St Andrews R.C. School, St John's School and Downsends School whilst at nearby Mickleham is Box Hill School.

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.

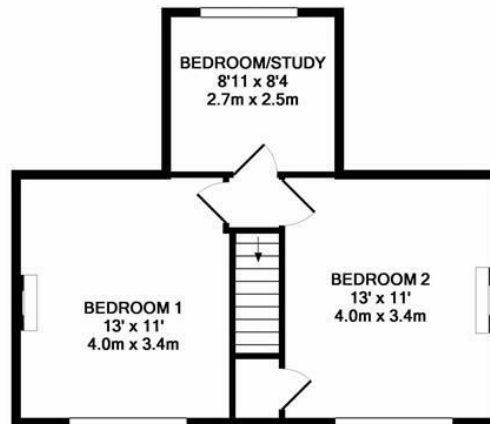
The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful of outdoor activities at Bocketts Farm, Denbies Wine Estate, and Polesden Lacy. Epsom Downs (home of the famous Epsom Derby horse race) is within 15 minutes drive and Headley Heath is just 10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

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| EPC | D |
| Council Tax Band | D |





GROUND FLOOR
APPROX. FLOOR
AREA 527 SQ.FT.
(48.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 393 SQ.FT.
(36.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 920 SQ.FT. (85.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360444 **Email:** lettings@patrickgardner.com
<https://www.patrickgardner.com/>

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