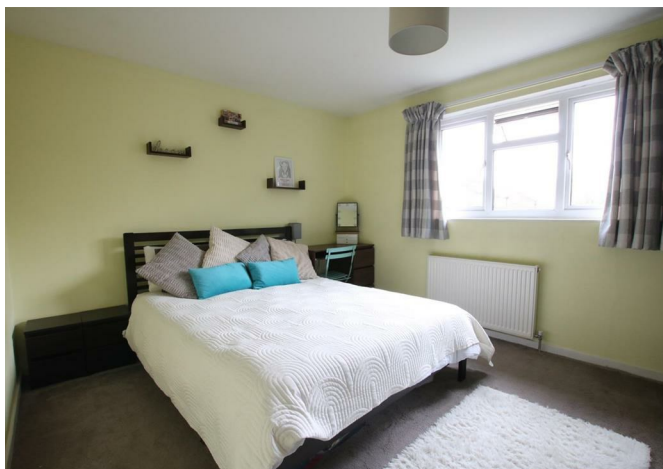




11 Tudor Walk, Leatherhead, Surrey, KT22 7HX

Asking Price £425,000





- 2 BEDROOM TERRACE HOUSE
- BEAUTIFULLY APPOINTED AND DECORATED
- QUALITY WHITE BATHROOM SUITE
- GAS CENTRAL HEATING
- 35' REAR GARDEN
- GARAGE AND PARKING SPACE
- FITTED KITCHEN WITH INTEGRATED OVEN/HOB
- DOUBLE GLAZING
- SHORT WALK TO THE STATION
- CLOSE TO TOWN

## Description

This beautifully appointed home offers a wealth of features and a lovely bright interior.

Located in a quiet cul de sac, the property has the benefit of own garage and further parking space to the rear with a gate directly accessing the garden and rear door.

With double glazing and gas central heating, the accommodation includes a spacious lounge/dining room, modern fitted kitchen with built in oven/hob and dishwasher, 2 double bedrooms and modern bathroom with white suite.

There are gardens to the front and rear, the rear measures 35' with patio and neat lawn.

<b>Tenure</b>	Freehold
<b>EPC</b>	C
<b>Council Tax Band</b>	D

## Situation

The property is conveniently located within a range of private and state schools, 10 minutes' walk from Leatherhead town centre and mainline station offering frequent services to London Waterloo and London Victoria.

Junction 9 of the M25 can be found on the Ashted side of Leatherhead whilst both Heathrow and Gatwick airports are within a 30 minute drive.

Leatherhead town offers a comprehensive range of shopping facilities including the newly opened Waitrose Local in Church Street, the Swan Shopping Centre, theatre, Nuffield Health Centre, and further leisure facilities at Fetcham Grove.

Leatherhead's position provides the ideal balance in terms of being on the edge of the North Downs whilst providing commuter links to London.

The area abounds in a wealth of glorious open, unspoilt countryside and is close to a number of National Trust properties for exploring on the weekends.



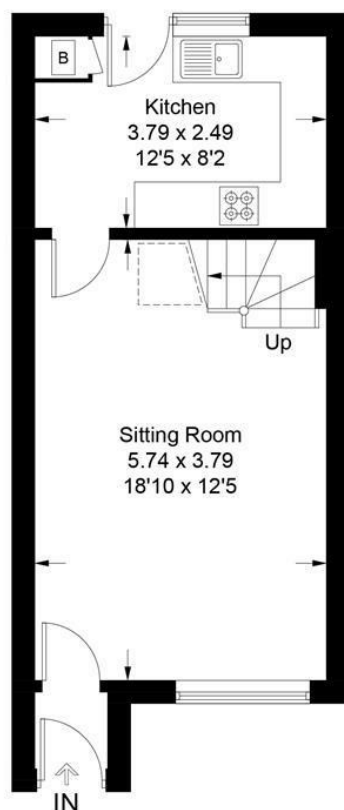


 = Reduced headroom below 1.5m / 5'0

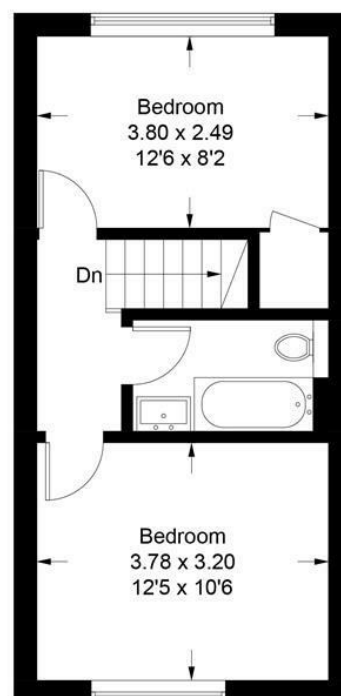
Approximate Gross Internal Area = 65.2 sq m / 702 sq ft

Garage = 11.6 sq m / 125 sq ft

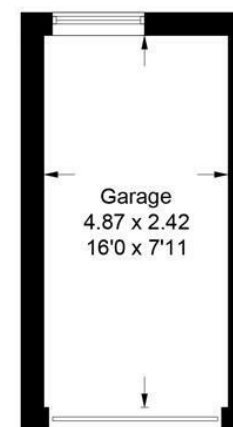
Total = 76.8 sq m / 827 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

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. (ID1182024)

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