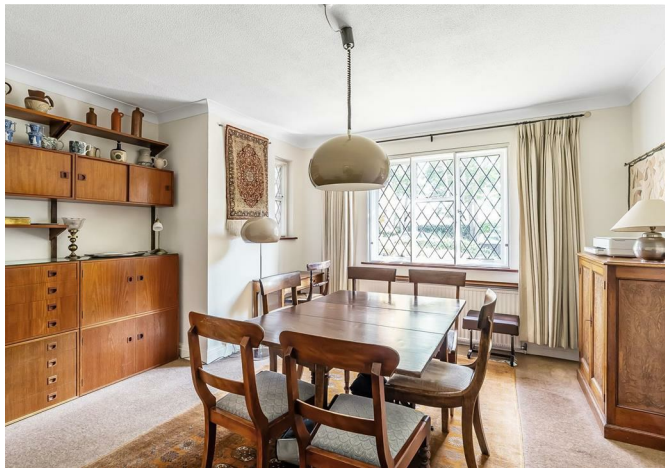




17 St Johns Avenue, Leatherhead, Surrey, KT22 7HT

Price Guide £850,000



- 1930's DETACHED HOUSE
- TWO RECEPTION ROOMS
- RECEPTION HALL & CLOAKS
- CLOSE TO SCHOOL, STATION & TOWN
- BEAUTIFUL REAR GARDEN
- THREE BEDROOMS
- SCOPE FOR EXTENSION (STPP)
- TANDEM GARAGE
- DRIVEWAY PARKING
- NO CHAIN

Description

This delightful 1930's detached house is set on an established residential road with lovely outlook over St John's playing fields.

Offering scope extension and value enhancement (STPP), the accommodation comprises reception hall with cloakroom, double aspect sitting room with sliding doors to the garden, good sized dining room and kitchen with useful side door to the front and rear gardens. Upstairs, the landing has a linen cupboard, W.C, and loft hatch to the roof space, there are two generous double bedrooms, good sized single bedroom and bathroom with separate shower and bath.

Outside, a lovely frontage enhanced with a beautiful Wisteria provides for a lawn and driveway parking leading to a 28'8 tandem garage with rear personal door to the garden. The rear garden incorporates wide rear terrace, well maintained lawn with part raised flower beds, fruit trees, greenhouse, garden shed and screened with mature hedges and fencing.

Conveniently for a purchaser there is no forward chain

Tenure	Freehold
EPC	D
Council Tax Band	F



Situation

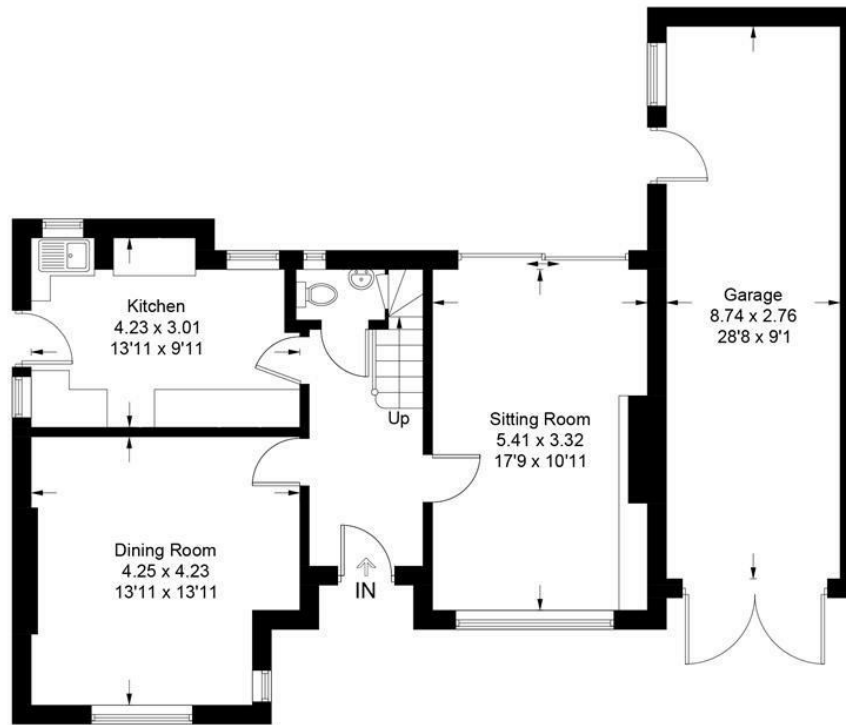
Located on the very popular St Johns School area, the property is located within a 5-10 minute walk the town centre, Leatherhead Theatre (also used as a cinema) Leisure Centre, Parish Church, Library and Nuffield Health Gym.

In nearby Church Street is a Waitrose. The town centre itself offers a wide variety of quality independent restaurants and pubs. Within the area there are highly regarded both state and private schools including in Leatherhead St John's School , Therfield, St Andrews and Downsend School whilst at nearby Mickleham is Box Hill School.

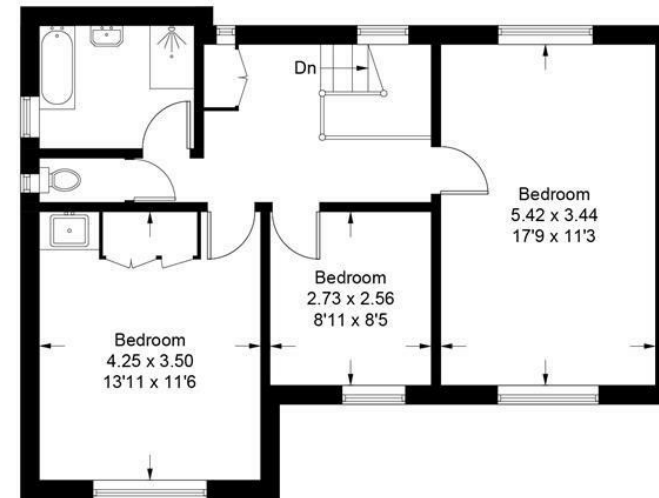
Leatherhead is well located for commuter access to London Waterloo and Victoria with regular services of just over 45 minutes. Junction 9 of the M25 at Leatherhead offers access to the national motorway network being almost equidistant between Heathrow and Gatwick International Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking and horse riding. There are numerous golf courses and other outdoor activities at Denbies Wine Estate, Bocketts Farm, Polesden Lacy and Norbury Park.

Approximate Gross Internal Area = 116.3 sq m / 1252 sq ft
 Garage = 24.5 sq m / 264 sq ft
 Total = 140.8 sq m / 1516 sq ft



Ground Floor



First Floor

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. (ID1196241)

www.bagshawandhardy.com © 2025

1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 **Email:** leatherhead@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

