



237 Kingston Road, Leatherhead, KT22 7PE

Price Guide £325,000



- VICTORIAN COTTAGE
- SITTING ROOM
- UPSTAIRS BATHROOM
- 787 SQ.FT.INCL.STORE
- * LARGE GARDEN

- TWO BEDROOMS
- KITCHEN BREAKFAST ROOM
- CLOSE TO SCHOOLS & STATION
- REAR COURTYARD
- NO CHAIN

Description

This delightful Victorian cottage offers 787 sq.ft.incl.store whilst enjoying a rear courtyard and a large private garden just a few yards away.

Within the current ownership (2010) the property has been rewired, replumbed and replastered. The ground floor accommodation includes a sitting room with wood effect flooring and kitchen breakfast room with useful under stairs cupboard and door to the courtyard. On the first floor the landing provides space for small study area, there is a double bedroom and good sized family bathroom. On the top floor there is a second double bedroom with useful eaves storage space.

Outside there is a rear courtyard with door to a good sized brick store.

*The rear courtyard gate leads to a path (about 100') providing access to a large garden (55' x 35').

**There is also pedestrian right of way from the parking area to the Kingston Road. (There is no parking in this area for no 237)

Situation

Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is located on the edge of the town at Fetcham Grove.

The main line railway station is 10-15 minutes walk offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is north of Leatherhead and provides access to the motorway together with Gatwick and Heathrow Airports.

There is a wide range of quality private and state schooling in the general area. Private schools include St. John's in Leatherhead, Downsends Prep School, City of London Freeman's School in Ashted and state schools include St Andrew's RC School and Therfield Secondary School.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. Nearby is Epsom Downs where the famous Derby is held.

Tenure	Freehold
EPC	C
Council Tax Band	C



Approximate Gross Internal Area = 68.9 sq m / 742 sq ft
 Store = 4.2 sq m / 45 sq ft
 Total = 73.1 sq m / 787 sq ft



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. (ID1205902)

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