



Sheridan House Highbury Drive, Leatherhead, KT22 7UN
Guide price £290,000

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Offered to the market with no onward chain is this well-presented ground-floor apartment. Nestled at the rear of a modern development, the property enjoys a private veranda and close proximity to the mainline station and town centre.

The well-proportioned accommodation includes a spacious entrance hallway with fitted storage cupboards and two double bedrooms, featuring a walk-in wardrobe and en suite shower room to the primary bedroom. The open-plan living area includes a modern fitted kitchen with integrated appliances and sliding patio doors leading to the private terrace, complemented by a further fitted bathroom.

Further benefits include a long lease, an allocated parking space plus visitor bays, a dedicated PC workspace, and a secure entry-phone system.

Sheridan House is situated on Highbury Drive in a strategically convenient part of Leatherhead, Surrey, balancing proximity to major transport links with easy access to the town centre. The location is a commuter's dream, located a mere 5-minute walk (approx. 0.2 miles) from Leatherhead Mainline Station, providing direct services to London Waterloo and London Victoria in roughly 45–50 minutes. The property is also less than 5 minutes from Junction 9 of the M25, offering rapid access to the national motorway network and both Gatwick and Heathrow airports. A 10-minute walk leads to the pedestrianised High Street, which features a vibrant mix of independent shops, cafes, restaurants, and major supermarkets.

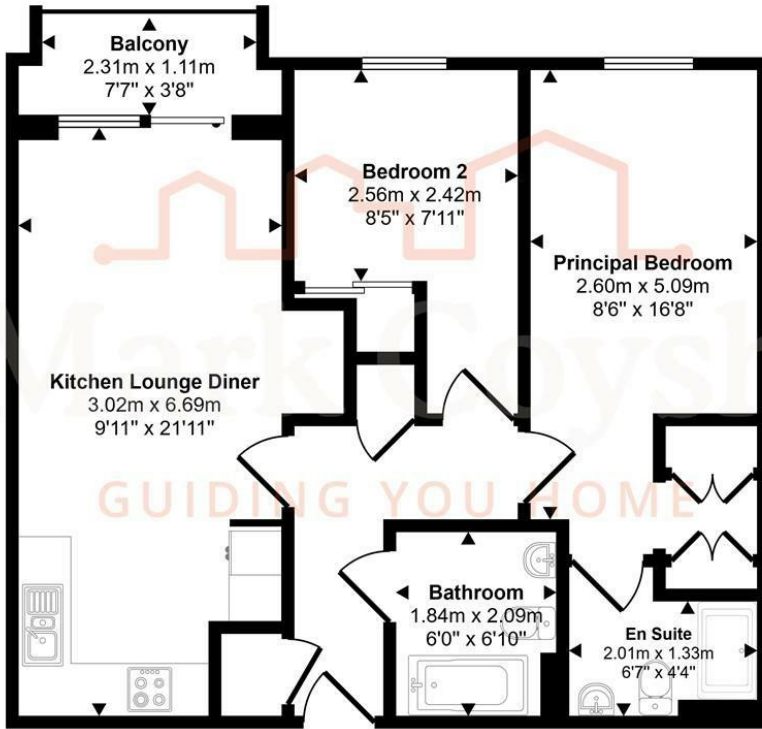


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Approx Gross Internal Area
59 sq m / 640 sq ft



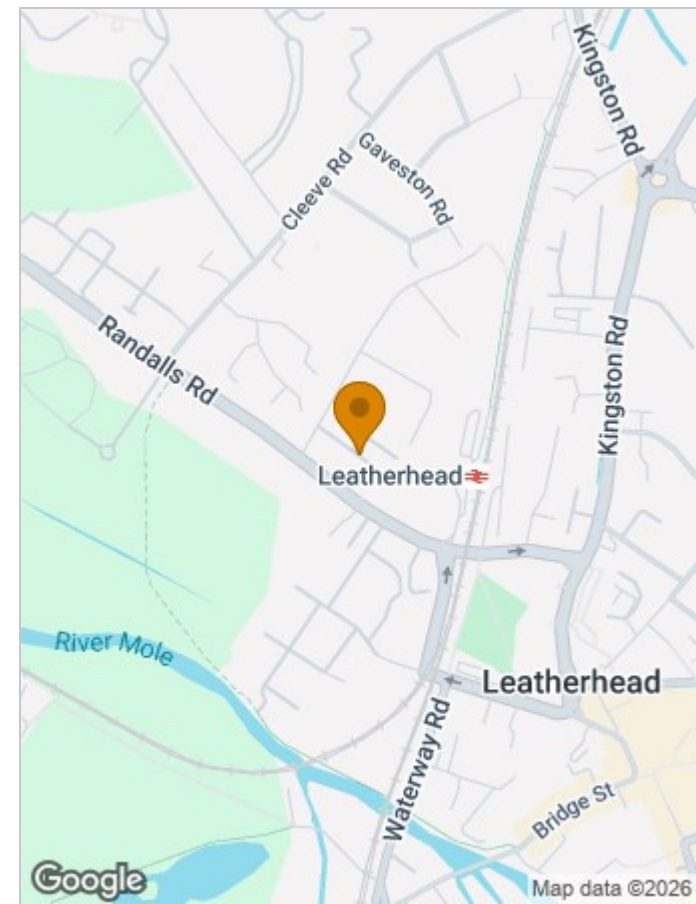
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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.



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		82	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Vary environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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