



2 Ryebrook Road, Leatherhead, KT22 7QG

Price Guide £479,950



- SEMI DETACHED HOUSE
- GENEROUS GARDEN
- EXTENDED KITCHEN/DINER
- UPSTAIRS FAMILY BATHROOM
- DOUBLE GLAZING
- AMPLE OFF STREET PARKING
- 3 BEDROOMS
- DOWNSTAIRS SHOWER ROOM
- WOOD BURNER
- GAS CENTRAL HEATING

## Description

This well presented semi-detached home has been extended to the side to create a modern family layout and benefits from a large rear garden.

An inviting entrance hall with space for shoes and coats leads off to a cosy double aspect lounge, complete with a wood burner and French doors opening directly onto the garden, allowing for plenty of natural light. On the other side of the house is an extended kitchen/diner, featuring a modern fitted kitchen with integrated double oven and gas hob. A useful utility room sits just off the kitchen. There is also a convenient downstairs shower room with WC.

Upstairs, there are three bedrooms, with the main bedroom and second bedroom both benefiting from built-in storage. A family bathroom completes the first-floor accommodation.

Externally, there is generously sized rear garden, complete with a summer house and shed. To the front, there is off-street parking via the driveway, along with additional hard standing in the garden accessed via a dropped kerb on Woodbridge Avenue, providing further parking options.

## 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, Downsend 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

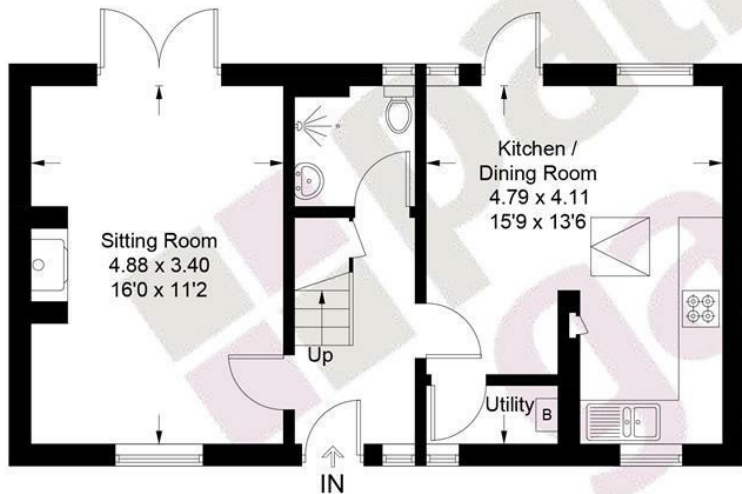
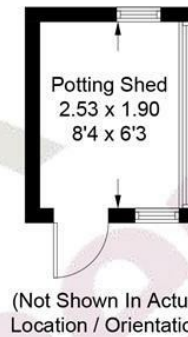
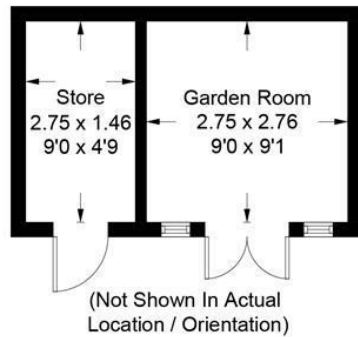
**Council Tax Band**

C

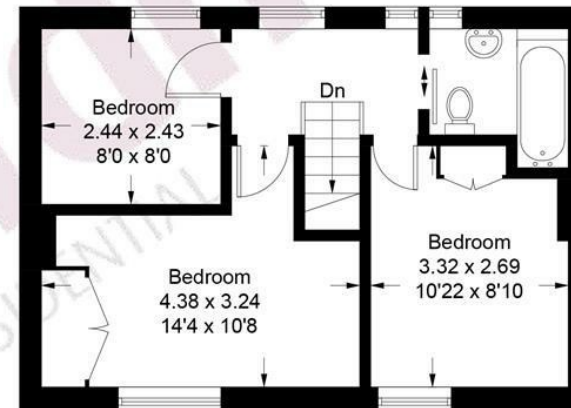
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Approximate Gross Internal Area = 82.1 sq m / 884 sq ft  
Outbuildings = 16.9 sq m / 182 sq ft  
Total = 99.0 sq m / 1066 sq ft



**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. (ID1286528)  
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