

36 Linden Court, Leatherhead, KT22 7JG

Price Guide £370,000









- TWO STOREY MAISONETTE
- TWO DOUBLE BEDROOMS
- RESIDENTS PARKING
- LONG LEASE
- SHORT WALK TO TOWN AND STATION
- END OF TERRACE
- TWO BALCONIES
- GARAGE
- LOW GROUND RENT AND SERVICE CHARGE
- NO CHAIN

Description

A well-proportioned two-bedroom duplex maisonette, arranged over the first and second floors, offering approximately 926 sq ft of well-planned accommodation. The property benefits from two private balconies, communal gardens, residents' parking and an allocated garage.

Accessed via the ground floor, a spacious entrance hall provides a welcoming first impression, with useful space for coats and shoes and stairs rising to the main accommodation.

The first floor features a particularly generous sitting room, providing a comfortable principal reception space. This leads through to a separate dining room, which benefits from attractive parquet flooring and provides direct access to the balcony, an ideal spot for enjoying some fresh air or creating an additional area for entertaining.

The modern fitted kitchen is well equipped with a range of wall and base units, complemented by metro-style splashback tiling and a selection of integrated appliances, including a gas hob and electric oven.

On the second floor, there are two well-sized double bedrooms, both benefiting from built-in storage, providing practical and comfortable bedroom accommodation. The main bedroom also has a private balcony. The floor is completed by a family bathroom.

Outside, residents have access to well-maintained communal gardens, while the property also benefits from residents' parking and an allocated garage, providing valuable additional storage and parking facilities.

Situation

Linden Court is within a short walk of the town centre, Waitrose, Parish Church, Nuffield Health Fitnesss & Wellbeing Gym and Leatherheads mainline station.

The town offers a wide variety of quality independent restaurants and coffee shops. Within the area there are highly regarded both state and private schools including St Andrews R.C. School, St John's School and Downsend School whilst at nearby Mickleham is Box Hill School.

Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful of outdoor activities at Bocketts Farm, Denbies Wine Estate, and Polesden Lacey.

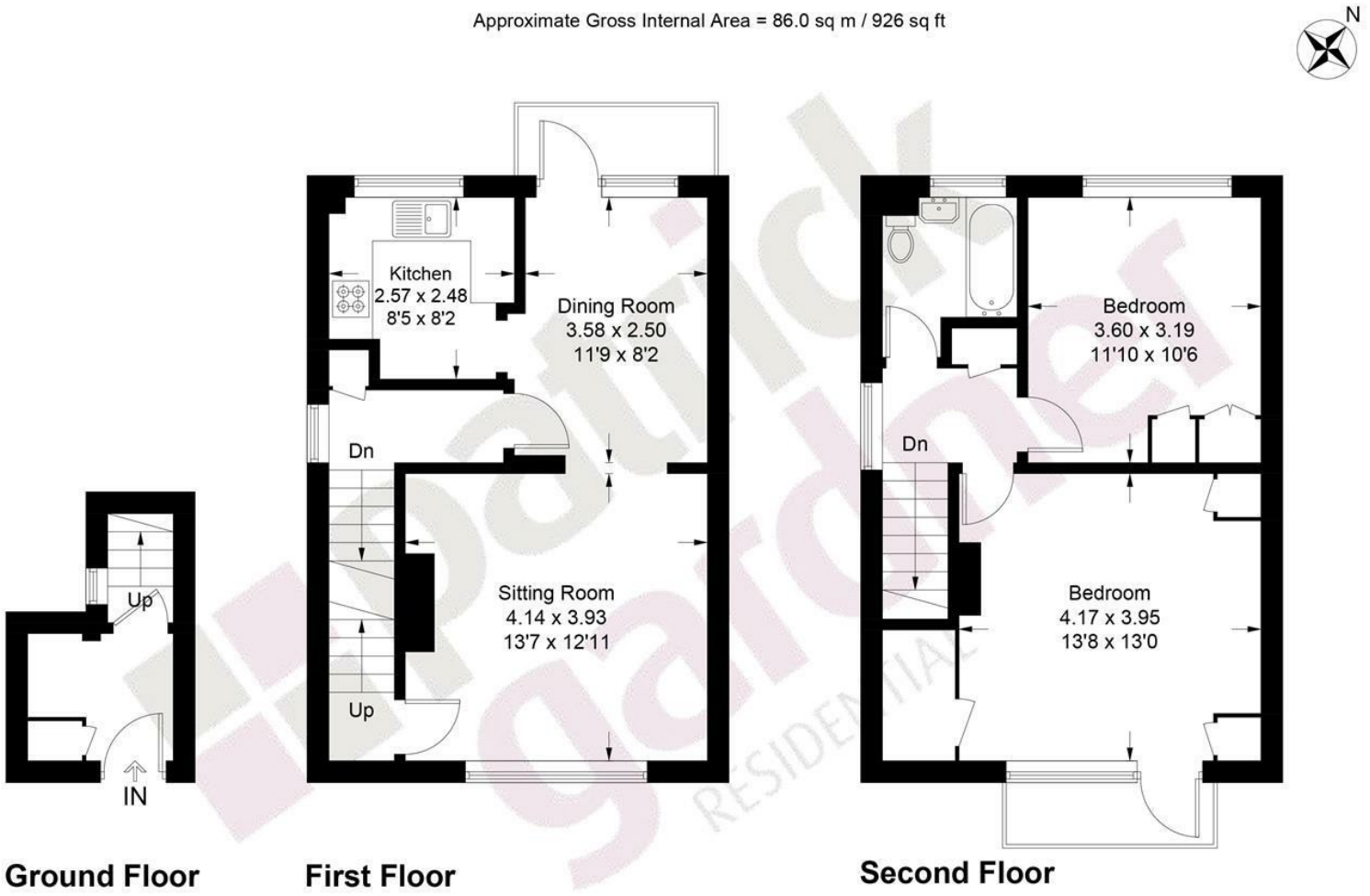
Tenure	Leasehold
EPC	C
Council Tax Band	D
Lease	999 Years from 25/12/59 (932 remaining)
Service Charge	£580
Ground Rent	£17







Approximate Gross Internal Area = 86.0 sq m / 926 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. (ID1336245)

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

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