



18 Middle Road, Leatherhead, Surrey, KT22 7HN

Asking Price £375,000



- ATTRACTIVE COTTAGE
- MODERN FITTED KITCHEN
- UPSTAIRS BATHROOM
- PARKING\*
- FRONT & REAR GARDEN
- 2 BEDROOMS
- SITTING/DINING ROOM
- CELLAR
- SHORT WALK TO TOWN & STATION
- NO CHAIN

## Description

An attractive two-bedroom semi-detached cottage, conveniently situated within easy walking distance of Leatherhead town centre and the mainline railway station, offering well-presented accommodation throughout.

The ground floor comprises an inviting sitting room featuring an attractive fireplace as its focal point. Between the sitting room and kitchen is access to a useful basement, providing practical storage space. The kitchen is fitted with a comprehensive range of modern wall and base units and incorporates a built-in oven, induction hob with extractor hood over, offering both functionality and contemporary styling.

To the first floor are two bedrooms together with a modern bathroom appointed with a contemporary white suite.

Externally, the property benefits from a low-maintenance front garden laid to artificial lawn, whilst the enclosed rear garden is predominantly paved, providing an ideal space for outdoor seating and entertaining.

\*Parking - Middle Road residents qualify to use the Upper Fairfield Road long stay car park (about 50-100 yds away) - £745 per annum. (Search - Silver Permits, Mole Valley district Council or email [parking@molevalley.gov.uk](mailto:parking@molevalley.gov.uk))



## Situation

Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose Local and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town.

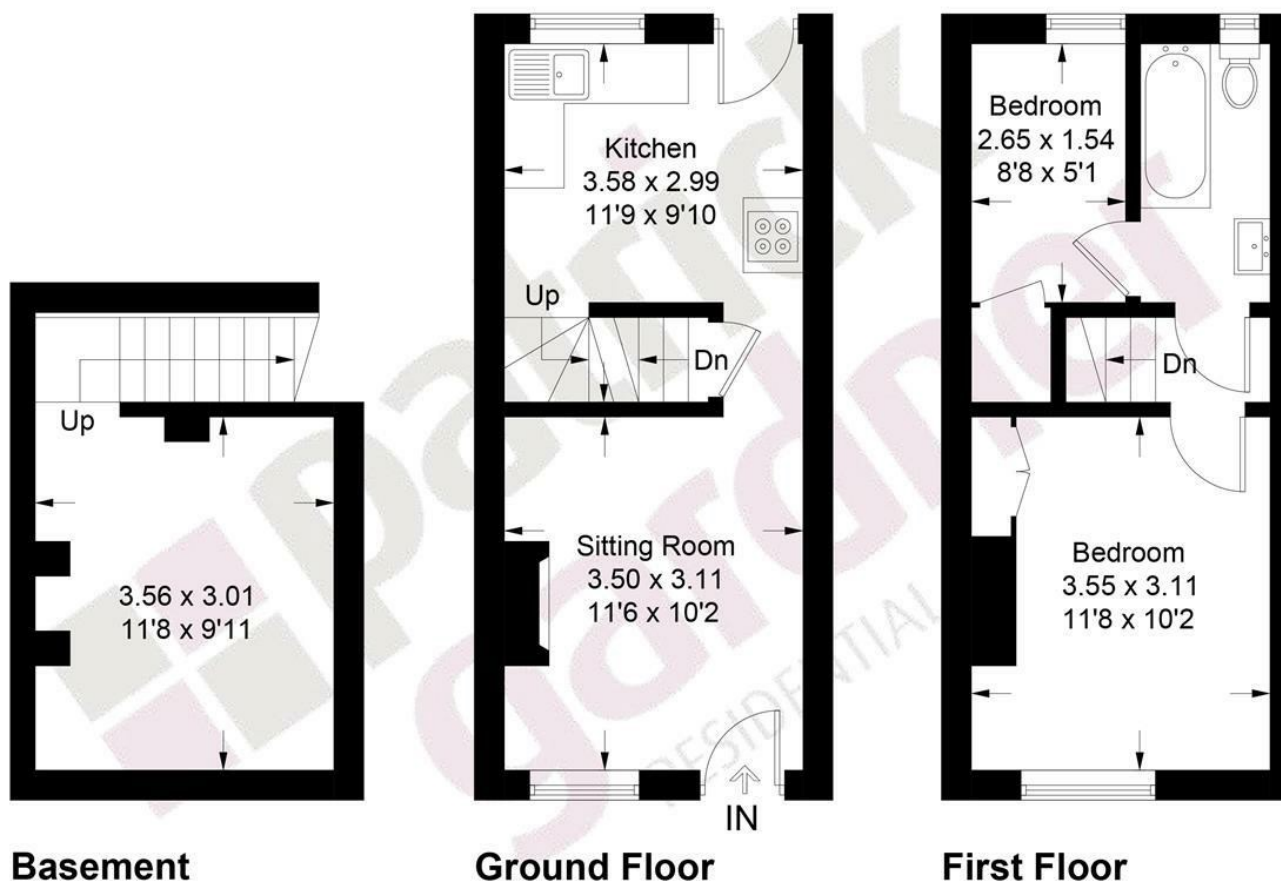
The main line railway station offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is only a two-minute drive away, providing easy access to both Gatwick and Heathrow Airports.

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

Hundreds of acres of Green Belt countryside are within walking distance of the house, much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts farm, Denbies Wine Estate and Epsom Downs where the famous Derby is held.

|                         |          |
|-------------------------|----------|
| <b>Tenure</b>           | Freehold |
| <b>EPC</b>              | D        |
| <b>Council Tax Band</b> | D        |
|                         | D        |

Approximate Gross Internal Area = 44.0 sq m / 474 sq ft  
 Basement = 10.6 sq m / 114 sq ft  
 Total = 54.6 sq m / 588 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. (ID1318566)  
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