



Linden Road, Leatherhead, KT22

£1500 per calendar month



- AVAILABLE 30TH OCTOBER
- PART-FURNISHED
- BATHROOM & SEPARATE W.C
- COURTYARD GARDEN
- WALKING DISTANCE TO MAINLINE STATION
- TWO BEDROOM COTTAGE
- OPEN PLAN KITCHEN/LIVING AREA
- DRIVEWAY PARKING FOR ONE VEHICLE
- WALKING DISTANCE TO TOWN CENTRE

Description

A delightful two bedroom, one bathroom cottage set only a short walk from Leatherhead town centre. Downstairs, the property comprises an open plan kitchen/living area and W.C, with a double bedroom, single bedroom and family bathroom located upstairs. The property further benefits from built in storage throughout and off-street parking for one vehicle.



Situation

Leatherhead town centre offers a variety of shops, 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.

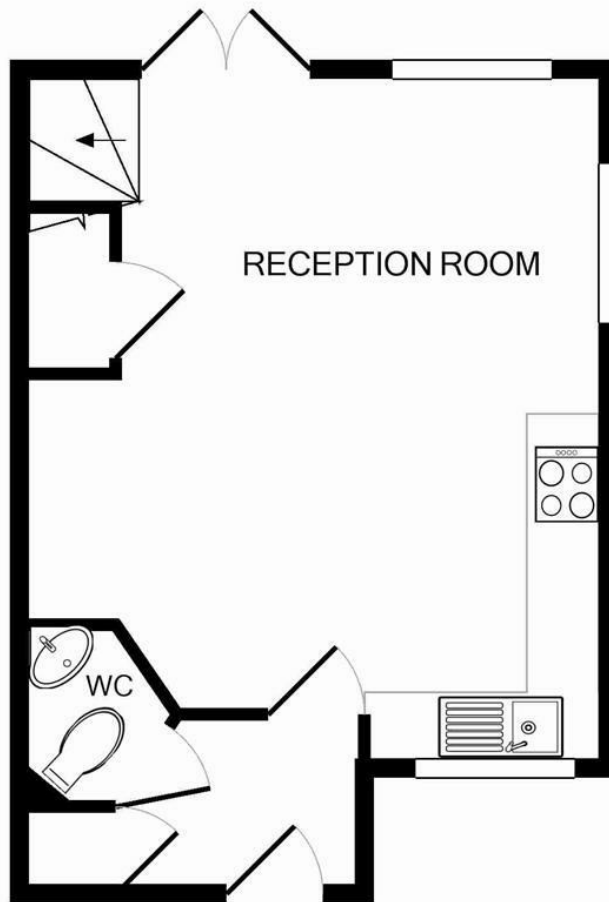
The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful of outdoor activities at Bocketts Farm, Denbies Wine Estate, and Polesden Lacy. Epsom Downs (home of the famous Epsom Derby horse race) is within 15 minutes drive and Headley Heath is just 10 minutes away.

EPC

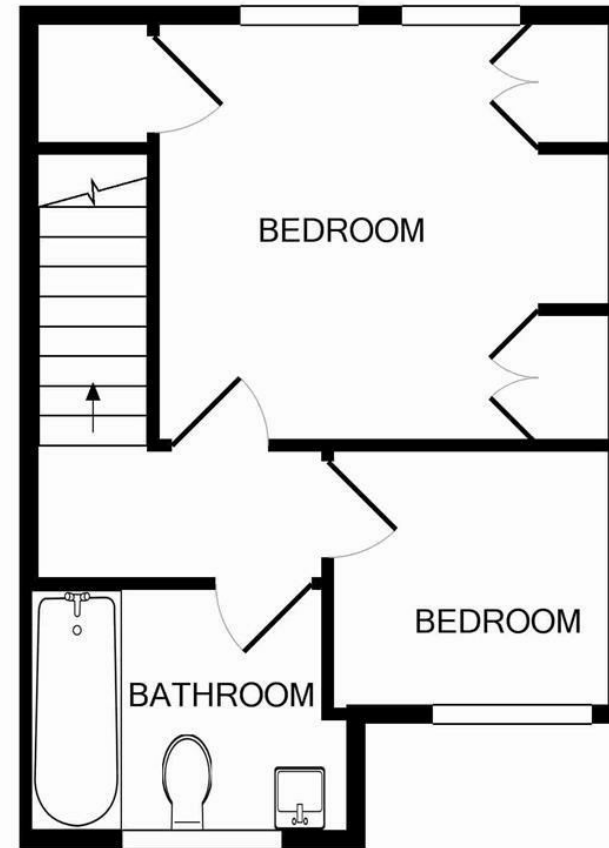
C

Council Tax Band

D



Ground Floor
Approx. Floor
Area 27.6 Sq.M.
(298 Sq.Ft.)



1st Floor
Approx. Floor
Area 27.6 Sq.M.
(297 Sq.Ft.)

Total Approx. Floor Area 55.2 Sq.M. (594 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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