



**Guide Price**  
**£425,000**

**Freehold**

3x  1x  1x 

**Clare Crescent,  
Leatherhead, Surrey,  
KT22**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Driveway parking for 2 cars
- Good size rear garden with side access and brick built store/utility
- Views over fields at rear
- Easy access to Leatherhead town centre, shops, station and schools
- Great transport links to M25, A3, Gatwick and Heathrow airports

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 14'2 x 10'5 maximum (4.32m x 3.18m)

Kitchen: 12'4 x 8'3 (3.76m x 2.52m)

Conservatory: 14'11 x 9'10 (4.55m x 3.00m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 13'5 maximum x 8'3 (4.09m x 2.52m)

Bedroom 2: 10'6 x 6'11 (3.20m x 2.11m)

Bedroom 3: 10'5 x 7'3 (3.18m x 2.21m)

Bathroom

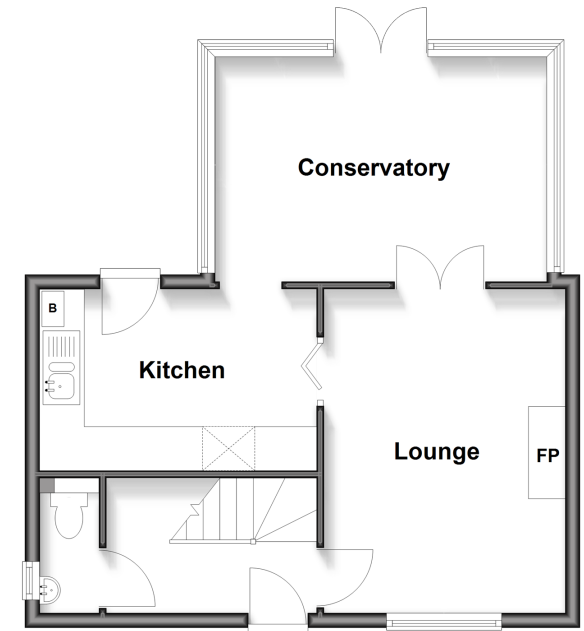
### OUTSIDE

Rear Garden

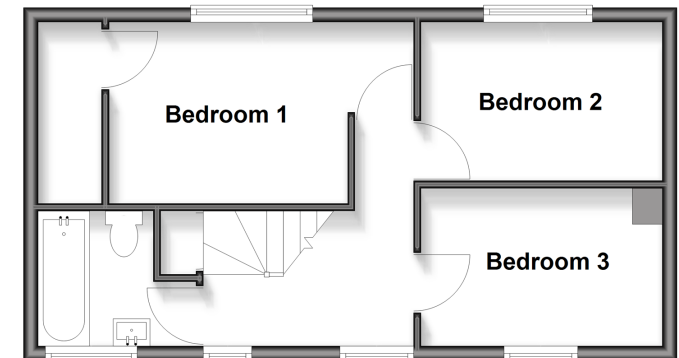
Brick Built Store/Utility

Driveway

**Ground Floor**  
Approx. 45.4 sq. metres (488.8 sq. feet)



**First Floor**  
Approx. 37.1 sq. metres (399.4 sq. feet)



**Unable to display material information. Please check with the branch for material information details for this property**



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