



Jackie Quinn
estate agents

37 Church Walk, Leatherhead

Guide Price **£625,000**

Beautifully presented throughout, this character-filled, mid-Victorian home enjoys an enviable location, just a short stroll from Leatherhead town centre and mainline station, seamlessly combining period charm with modern convenience. Rich in original features, the property retains exposed brickwork, elegant sash windows and attractive feature fireplaces, creating a warm and inviting atmosphere throughout.

To the front of the property, the generous living/dining room is flooded with natural light from the large sash window and features an attractive fireplace with a wood-burning stove, providing the perfect setting for cosy evenings. French doors open directly onto the delightful rear garden, creating a wonderful connection between the living space and outdoors.

The light-filled kitchen is thoughtfully designed with a range of integrated appliances and benefits from direct access to both the rear garden and the useful basement, which provides excellent additional storage. A ground-floor WC completes the accommodation at this level.

On the first floor are two generously proportioned double bedrooms, one with a built-in wardrobe and both featuring attractive fireplaces.

The principal bedroom occupies the second floor and is a welcoming, light-filled space with an attractive fireplace and fitted wardrobes, providing a comfortable and





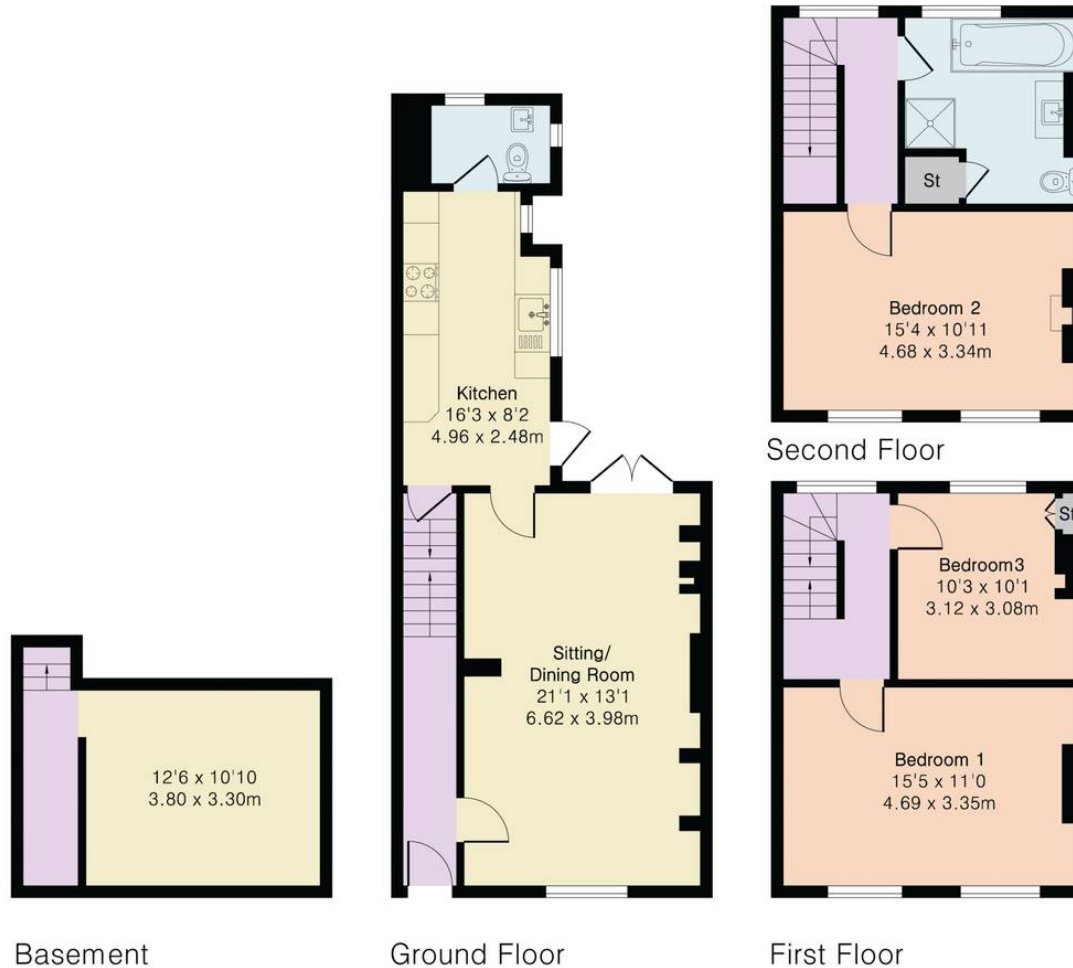
Approximate Gross Internal Area 1423 sq ft - 129.2197 sq m

Basement Area 184 sq ft – 17.1129 sq m

Ground Floor Area 525 sq ft – 48.7744 sq m

First Floor Area 357 sq ft – 33.1662 sq m

Second Floor Area 357 sq ft – 33.1662 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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