



Price
£325,000

Freehold

3x  1x  2x 

**The Crescent,
Leatherhead, Surrey,
KT22**

OVER 60?

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

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Helping you move forwards



Main features

- **Town centre location**
- **Short walk to Leatherhead mainline station**
- **Three well-proportioned bedrooms**
- **Excellent investment opportunity to modernise and improve throughout**
- **Side access to private rear garden with additional brick built storage**

Accommodation

GROUND FLOOR

Entrance Hall

Kitchen: 15'11 x 11'5 maximum (4.85m x 3.48m)

Dining Room: 9'9 x 9'8 (2.97m x 2.95m)

Lounge: 15'5 x 11'4 maximum (4.70m x 3.46m)

FIRST FLOOR

Landing

Bedroom 1 : 15'5 x 11'11 (4.70m x 3.63m)

Bedroom 2: 9'8 x 9'4 (2.95m x 2.85m)

Bedroom 3: 9'3 x 8'4 (2.82m x 2.54m)

Bathroom

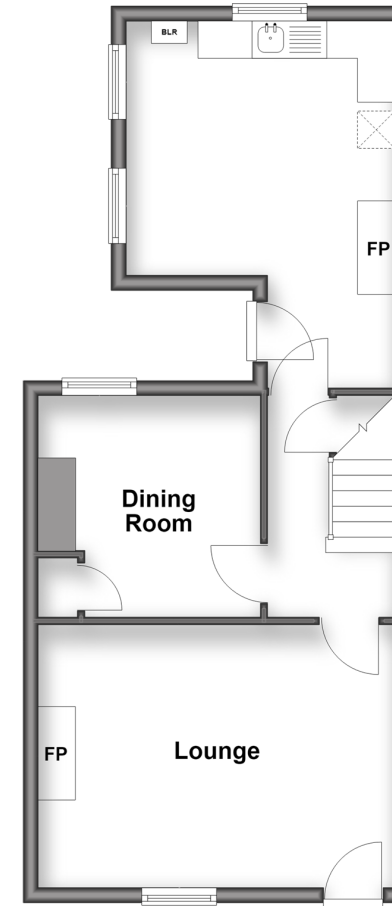
OUTSIDE

Rear Garden

Brick Built Storage

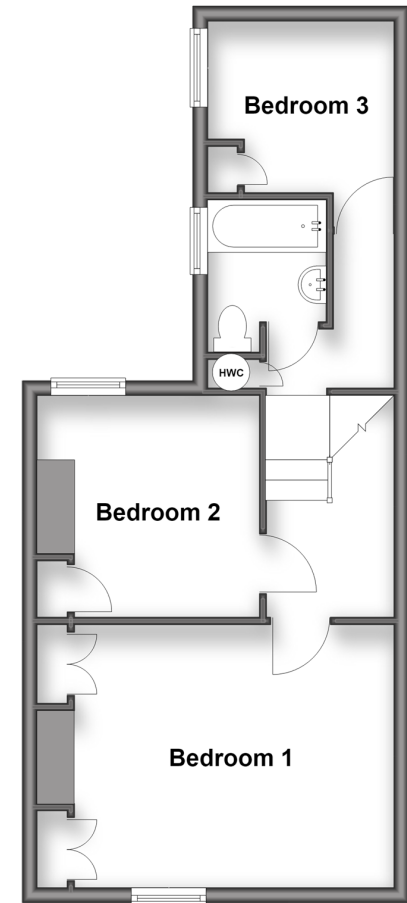
Ground Floor

Approx. 46.4 sq. metres (499.1 sq. feet)



Split Level First Floor

Approx. 43.9 sq. metres (472.5 sq. feet)



Call Leatherhead - 01372 373780 ■ CubittAndWest.Co.Uk

- If buying to rent, please check if Local Authority licensing schemes apply before proceeding
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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