



Jackie Quinn
estate agents

25 Ryebidge Close, Leatherhead

Guide Price **£325,000**

Beautifully presented two-bedroom ground-floor maisonette, ideally positioned close to Leatherhead town centre, railway station and the M25.

Perfect for first-time buyers, downsizers or those seeking a home offering an excellent lifestyle and work-from-home potential.

The property benefits from a long lease.

The property provides comfortable accommodation, a private rear garden and an impressive shed offering versatile space.

The generous reception room provides a welcoming space for relaxing and entertaining, complete with a working fireplace, while the fitted kitchen offers practical everyday living.

Both bedrooms are well proportioned, with the second bedroom benefiting from doors opening directly onto the rear private garden, ideal for enjoying the outside space and creating a peaceful retreat.

The property is well placed for local amenities providing a good selection of shops, cafés, restaurants and supermarkets, alongside a theatre, library and leisure centre.

The surrounding Surrey countryside is renowned for its natural beauty, with Box Hill, Polesden Lacey and the Surrey Hills all within easy reach, providing excellent opportunities for walking, cycling and outdoor activities

Combining ground-floor living, private outdoor space, and excellent transport links, this is a home offering both convenience and flexibility

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

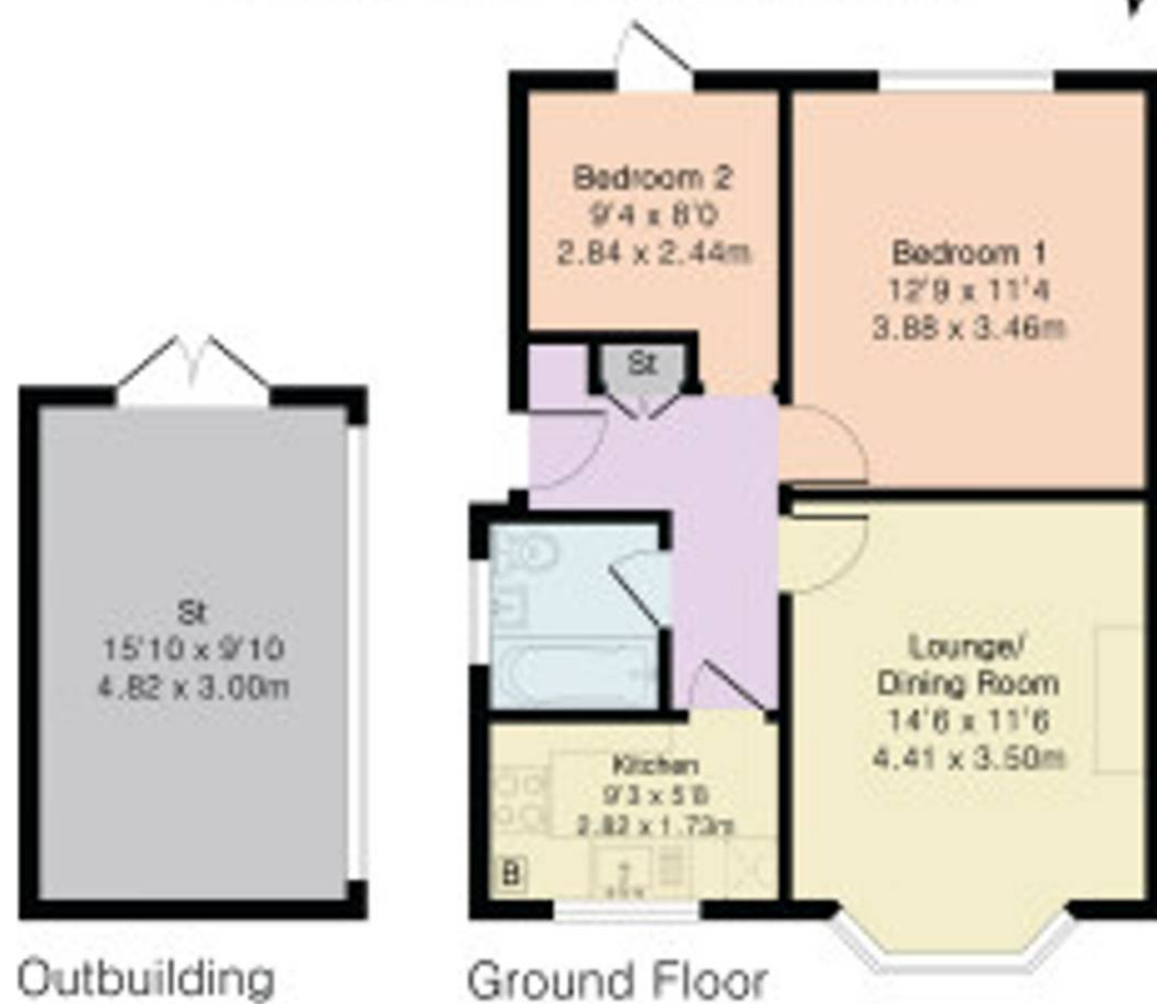
- Ground floor maisonette
- Private rear garden
- Long lease





Approximate Gross Internal Area 538 sq ft - 49.9767 sq m
(Excluding Outbuilding)

Outbuilding Area 156 sq ft - 14.4600 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although this plan provides the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for errors, omissions, or misstatements. These plans are for representation purposes only and no guarantee is given as to the total square footage of the property within this plan. The figures are for initial guidance only and should not be relied on as a basis of valuation.





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