



Jackie Quinn
estate agents

42 Clare Crescent, Leatherhead

Guide Price **£535,000**

A SPACIOUS THREE DOUBLE BEDROOM mid terrace family home, situated on a popular residential road and offering well proportioned accommodation throughout. The property provides flexible living space, making it an excellent choice for families and a variety of buyers.

The ground floor comprises a generous front reception room, offering a comfortable space to relax, together with a spacious open plan kitchen, dining and family/play room to the rear. This versatile area provides plenty of room for everyday family life as well as entertaining, with doors opening directly onto the rear garden.

On the first floor are three good sized double bedrooms and a family bathroom, providing practical accommodation for modern family living. To the front of the property is a private driveway offering off street parking.

The property benefits from a downstairs air conditioning unit.

Located in a quiet cul-de-sac close to Leatherhead town centre, the property is well placed for a range of local amenities. Leatherhead offers an excellent selection of shops, cafés, restaurants and supermarkets, along with a theatre, library, leisure centre and a variety of recreational facilities.

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.

For commuters, Leatherhead railway station offers regular services to London Waterloo in approximately 40 minutes, while the A3 and M25 are both easily accessible, providing convenient road links to London and the surrounding areas.

The sellers have found a property, helping to facilitate a smoother transaction.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Three double bedrooms
- Open plan kitchen/dining/living room
- Separate reception room
- Vendor suite







Ground Floor



1st Floor

Total approx floor area: 1102.3 ft² (102.4 m²)
 Ground Floor: 574.7 ft² (53.4 m²)
 1st Floor: 527.6 ft² (49.0 m²)



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