



6 St. Johns Road, Leatherhead, Surrey, KT22 8SE

Price Guide £850,000



- 5 BEDROOM DETACHED FAMILY HOUSE
- CLOSE TO SHOPS, STATION & SCHOOLS
- SUPERB OPEN PLAN KITCHEN/DINING ROOM
- CLOAKROOM & UTILITY ROOM
- FAMILY BATHROOM
- POPULAR RESIDENTIAL ROAD
- SOUTH WESTERLY FACING REAR GARDEN
- ADJOINING FAMILY ROOM & CONSERVATORY
- 5 BEDROOMS OVER 2 FLOORS
- PLENTY OF OFF ROAD PARKING

## Description

This detached family home is well presented throughout and has been much improved by the current owners over the last 9 years. The substantial upgrades include the installation of wood effect UPVC double glazing, internal remodelling to create a downstairs cloakroom and separate utility room, the installation of a stylish family bathroom as well as a luxurious kitchen/dining room which is now open to the adjoining family room.

On entering this home you immediately sense it's warmth and light which offsets it's numerous retained character features. An enclosed porch leads into an entrance hall off which is a door into the front living room which enjoys a square bay window, exposed timber floor and open fireplace. To the rear overlooking the rear garden is the 'L-shaped' kitchen/dining room which features Shaker style base and eye level cabinets, granite worktops and an array of fitted appliances with French doors out onto the patio and rear garden. The adjoining family room benefits from a large opening to the kitchen/dining room which makes for great family and entertaining space. Set just off the kitchen is a good sized utility room and cloakroom.

On the first floor there are 2 spacious double bedrooms, a single bedroom and the refitted family bathroom whilst on the next floor up there are 2 further bedrooms.

Outside, to the front there is plentiful off street parking and gated side access to the rear garden which has a sunny south westerly aspect, is about 65' deep and comprises patio, lawn, fruit trees with mature screened side and rear boundaries.

N.B. We are advised that the front store/garage was rebuilt to align with the new side/rear kitchen extension and designed so that in the future, if planning consent could be obtained, a first floor extension could be built above.



## Situation

6 St John's Road is set in an established residential road amongst similar character properties, conveniently positioned within walking distance of the town centre, Parish Church, library, Nuffield Health Fitness & Wellbeing Gym, mainline railway station and schools for all ages.

Leatherhead town centre offers a variety of shops including a Waitrose, Boots, and Sainsbury's within the part covered Swan Shopping Centre, numerous independent restaurants, boutique coffee shops and pubs. Within the area there are highly regarded both state and private schools including Therfield Secondary and Sixth Form School, St Andrews RC School, St John's School and Downsland School.

Leatherhead is well located for commuter access to London Waterloo and Victoria with regular services of just over 45 minutes. Junction 9 of the M25 at Leatherhead offers access to the motorway network being almost equidistant between Heathrow and Gatwick International Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking, cycling and horse riding. Epsom Downs (home of the famous Derby horse race) is within 15 minutes drive and Headley Heath is just 10 minutes away.

**Tenure**

Freehold

**EPC**

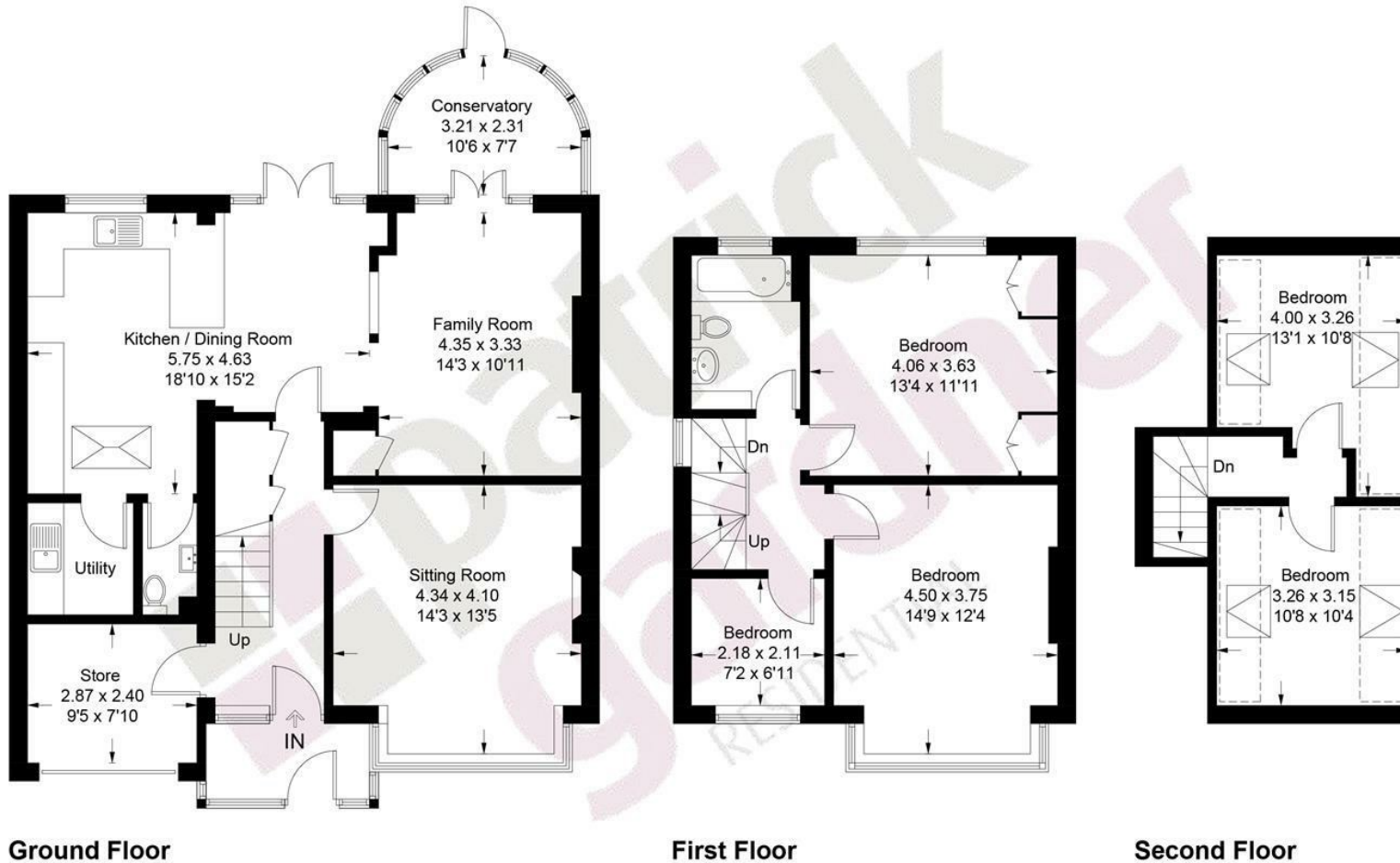
C

**Council Tax Band**

F

 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 156.9 sq m / 1689 sq ft  
Store = 6.4 sq m / 69 sq ft  
Total = 163.3 sq m / 1758 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1302389)  
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