



14 Church Road, Leatherhead, Surrey, KT22 8AY

Price Guide £735,000



- DETACHED VICTORIAN VILLA
- 1409 SQ.FT. + SHED
- 48' x 26' SOUTH WEST FACING GARDEN
- TWO BATHROOMS
- FITTED KITCHEN
- EXTENDED ON GROUND & FIRST FLOOR
- OFF STREET PARKING
- THREE DOUBLE BEDROOMS
- TWO SEPARATE RECEPTION ROOMS
- CONSERVATION AREA

Description

This detached Victorian Villa is set in Leatherheads conservation area whilst offering off street parking and South West facing garden.

Beautifully proportioned throughout with a double storey extension to the rear, the ground floor accommodation includes a hall with modern cloak/shower room, front sitting room with open fireplace, library/dining room with double doors to the garden and adjoining kitchen with breakfast bar. Upstairs there are three double bedrooms (each with fitted wardrobes) and family bathroom.

Outside there is off street parking for two small/medium sized cars, gated side access leads to a delightful 48' x 26' rear garden with South West aspect, part covered patio, lawn and garden shed.

Tenure	Freehold
EPC	D
Council Tax Band	F

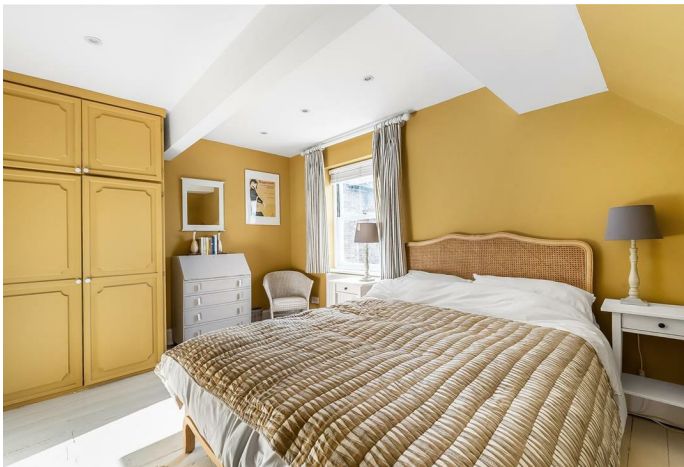
Situation

Situated on Church Road, this property enjoys an excellent position within easy walking distance of both Leatherhead town centre and railway station and local schools making it an ideal choice for commuters and families alike.

Leatherhead offers a wide range of amenities, including independent shops, supermarkets, cafés, restaurants and leisure facilities, together with a thriving weekly market. The town also benefits from excellent schooling for all ages, with a number of highly regarded state and independent schools nearby.

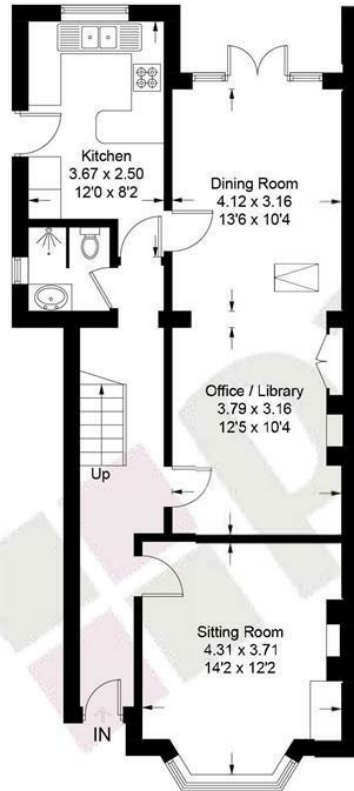
For commuters, Leatherhead station provides regular direct services to London Waterloo & Victoria, while the nearby M25 and A24 offer convenient road links to London, Gatwick Airport and the wider motorway network.

The area is also renowned for its abundance of green open spaces, with the picturesque Surrey Hills, Box Hill, Polesden Lacey, Denbies and the River Mole all within easy reach, providing excellent opportunities for walking, cycling and outdoor recreation.

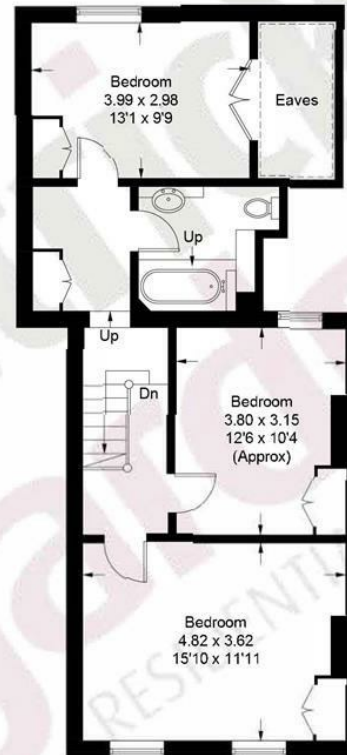


Approximate Gross Internal Area = 130.9 sq m / 1409 sq ft
 Shed = 3.6 sq m / 39 sq ft
 Total = 134.5 sq m / 1448 sq ft
 (Including Eaves)

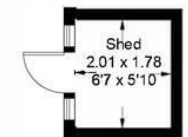
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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. (ID1343635)

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