



13 Barnett Wood Lane, Leatherhead, Surrey, KT22 7DR

Price Guide £350,000



- VICTORIAN SEMI-DETACHED HOUSE
- OPEN PLAN SITTING/DINING ROOM
- GROUND FLOOR BATHROOM
- GARDEN
- 676 SQ.FT.
- TWO BEDROOMS
- FITTED KITCHEN
- OFF STREET PARKING FOR TWO CARS
- SHORT WALK TO SCHOOLS & STATION
- NO CHAIN

Description

This delightful timber framed period (Victorian) cottage, dating from the late 1880's, is within walking distance of local schools, station and town centre.

Offered with no chain the ground floor accommodation includes an open plan sitting/dining room with brick chimney breast and stairs to first floor. There is a fitted kitchen with door to the rear garden and door to a ground floor bathroom. Upstairs there are two bedrooms

Outside, there is ample off street parking to the front and small rear garden.

No onward chain.

Situation

Leatherhead High Street and town centre are within easy reach, offering a good selection of independent shops, cafés, restaurants, supermarkets including Waitrose, Sainsbury's and Lidl, the Swan Shopping Centre, cinema and theatre, as well as regular market stalls.

Leatherhead mainline station is approximately a 10-minute walk away, providing regular services towards London Waterloo and Victoria, Guildford and Dorking. The property is also conveniently located for Junction 9 of the M25, providing excellent road connections to London, the wider motorway network and both Heathrow and Gatwick airports.

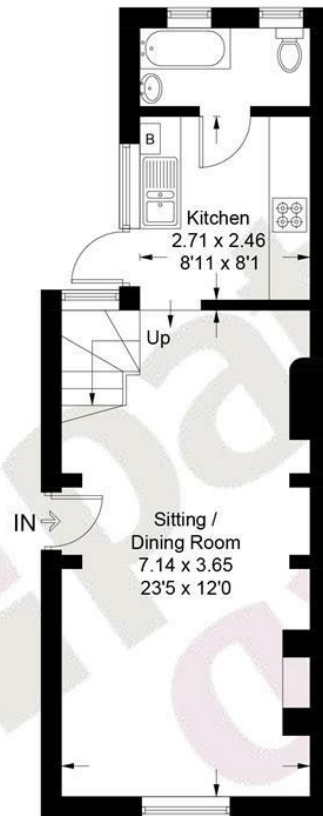
The area is particularly well served by schools, with Leatherhead Trinity, St Peter's Catholic Primary, St Andrew's Catholic School and Therfield School all within the surrounding area, alongside independent schools including St John's and Downsends.

For those who enjoy the outdoors, Leatherhead is surrounded by beautiful Surrey countryside and Green Belt, with nearby destinations including Headley Heath, Box Hill, Polesden Lacey and Denbies Wine Estate, offering plentiful walking, cycling and leisure opportunities.

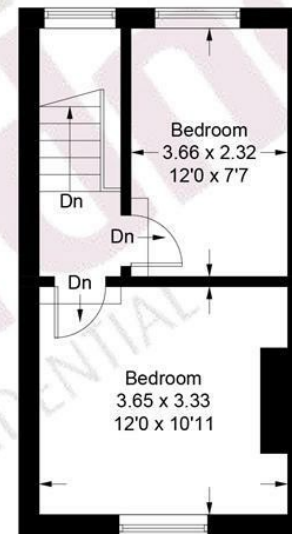
Tenure	Freehold
EPC	D
Council Tax Band	C



Approximate Gross Internal Area = 62.8 sq m / 676 sq ft



Ground Floor



First Floor

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. (ID1339109)
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1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 **Email:** leatherhead@patrickgardner.com
www.patrickgardner.com

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