



41 Boleyn Walk, Leatherhead, Surrey, KT22 7HU

Price Guide £399,950



- TERRACED HOUSE
- GARAGE/PARKING
- SITTING/DINING ROOM
- NO CHAIN
- CLOSE TO GOOD SCHOOLS

- 2 DOUBLE BEDROOMS
- LANDSCAPED FRONT/REAR GARDEN
- KITCHEN WITH FITTED UNITS
- MODERN SHOWER ROOM
- APPROX 0.6 MILES TO TRAIN STATION

Description

This well-presented two-bedroom mid-terrace home is ideally located approximately 0.6 miles from Leatherhead mainline train station and further benefits from a private garage.

The bright and spacious living room provides a welcoming setting, with ample room for both relaxing and dining. The kitchen is well-equipped with a range of fitted units and offers space for appliances as well as a dining table, creating a practical and versatile area.

Upstairs, the property comprises two generous double bedrooms, alongside a modern bathroom suite finished with attractive tiling for a clean, contemporary look.

Externally, the enclosed rear garden has been thoughtfully landscaped, featuring flower beds, artificial lawn, well-maintained borders, a patio area, and a separate decking space ideal for outdoor entertaining. The property also benefits from a garage in a nearby block, with additional space to park in front, as well as ample off-street parking.

Tenure	Freehold
EPC	D
Council Tax Band	D
	D

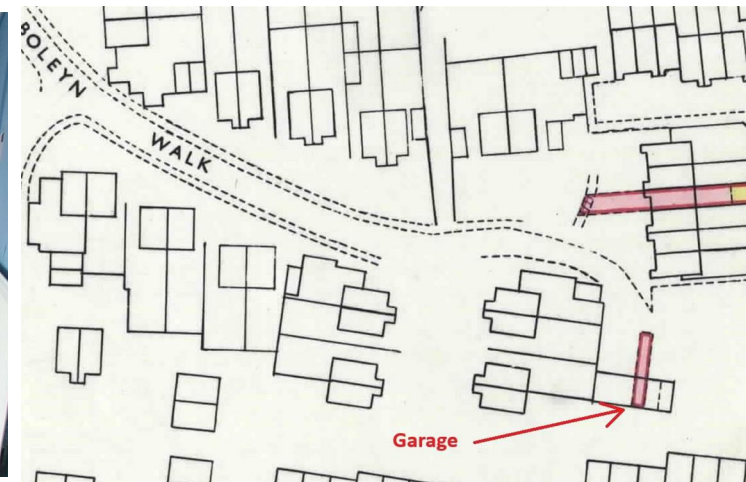
Situation

Boleyn Walk is situated within walking distance of the town centre, local schools and Leatherhead's mainline station.

Leatherhead town centre offers a variety of shops including a Waitrose, Boots, WH Smith and Sainsbury's in the part covered Swan Shopping Centre. The town offers a wide variety of quality independent restaurants and coffee shops. Within the area there are highly regarded both state and private schools including Therfield, St Andrews, St John's School and Downsend School whilst at nearby Mickleham is RGS Surrey Hills.

Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful of outdoor activities at Bocketts Farm, Denbies Wine Estate, and Polesden Lacey. Epsom Downs (home of the famous Derby horse race) is within 15 minutes drive and Headley Heath is just 10 minutes away.



Approximate Gross Internal Area = 63.7 sq m / 686 sq ft
Garage = 11.9 sq m / 128 sq ft
Total = 75.6 sq m / 814 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. (ID1301080)
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