35 Highlands Road, Leatherhead, KT22 8NB

Price Guide £795,000

- MODERN DETACHED VICTORIAN HOUSE
- OFF STREET PARKING FOR 2/3 CARS
- TWO BATHROOMS
- KITCHEN/DINING ROOM
- UTILITY ROOM & CLOAKROOM
- 1430 SQ.FT.
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS + STUDY
- SHORT WALK TO TOWN & STATION
- SOUTH LEATHERHEAD

Description

This beautifully presented three double bedroom detached double fronted Victorian house is set in Leatherheads conservation area whilst also enjoying parking and lovely gardens.

Offering over 1400 sq.ft. the property retains many original features, and offers spacious accommodation throughout, including two reception rooms that provide excellent living and entertaining space. At the heart of the home is a stylish modern kitchen/dining room, complemented by a separate study, utility room and cloakroom.

Upstairs, the principal bedroom enjoys a luxury fitted en-suite shower room, featuring a generous walk-in shower. Two additional double bedrooms are served by a modern family bathroom.

Outside, there is off street parking for two / three cars to the rear, the rear garden features a patio with brick step to the lawn bordered with attractive flower beds and planting.

This delightful detached home offers modern, comfortable family living in a highly desirable setting. Should be seen.

Situation

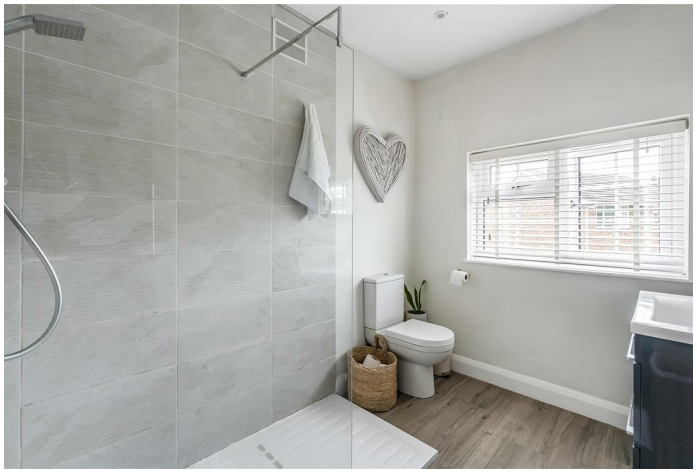
Highlands Road is a sought after location within a short walk the town centre, Waitrose, Parish Church, Nuffield Health Fitnesss & Wellbeing Gym and mainline station.

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 in Leatherhead St John's School and Downsend School whilst at nearby Mickleham is Box Hill School.

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.

Tenure	Freehold
EPC	D
Council Tax Band	F



Approximate Gross Internal Area = 132.9 sq m / 1430 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. (ID1312275)

www.bagshawandhardy.com © 2026

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.