



**patrick
gardner**
RESIDENTIAL

11 Dilston Road, Leatherhead, KT22 7NY

Price Guide £499,950



- NO CHAIN
- SOUTH FACING GARDEN
- GARAGE
- KITCHEN/DINER
- CLOSE TO STATION
- 3 BEDROOMS
- OFF STREET PARKING
- SEMI DETACHED
- CLOSE TO GOOD SCHOOLS
- CLOSE TO SHOPS

Description

This 3-bedroom semi detached house comes to the market with no onward chain and is set in a pleasant cul-de-sac just a short walk from good schools and Leatherhead train station.

The ground floor includes a reception hall, spacious lounge with bay window and an impressive kitchen/dining room with sliding doors to the rear garden.

Upstairs are two double bedrooms, one single bedroom, and a family bathroom fitted with a white suite.

Externally, there is a private drive providing off-street parking for two cars, a single garage, a front garden, and a generous south-facing rear garden enjoying plenty of natural light.

Tenure	Freehold
EPC	D
Council Tax Band	C

Situation

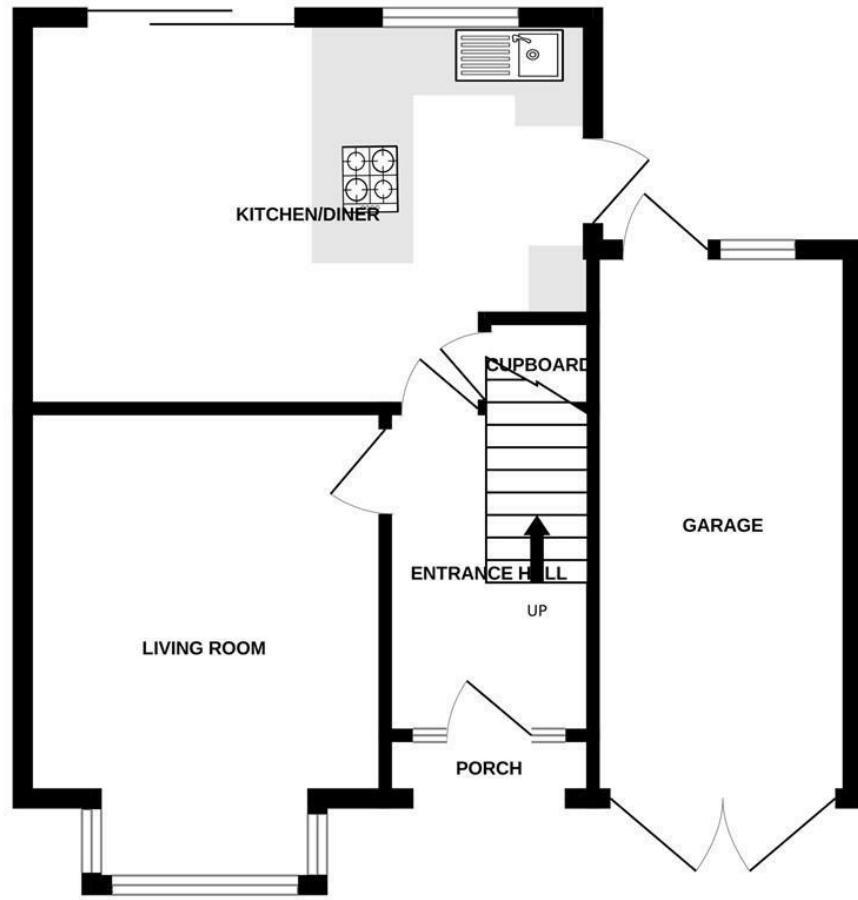
There are some handy local shops nearby and Tesco at the top of Kingston Road, whilst Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose Local and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town.

The main line railway station offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is only a two-minute drive away, providing easy access to both. Gatwick and Heathrow Airports.

There is a wide range of quality private and state schooling in the general area. State schools include St Andrew's RC School and Therfield Secondary School (located at the end of Dilston Road), both in Leatherhead whilst Private schools include St. John's in Leatherhead, Downsend School, City of London Freemen's School in Ashtead.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts Farm and Box Hill.



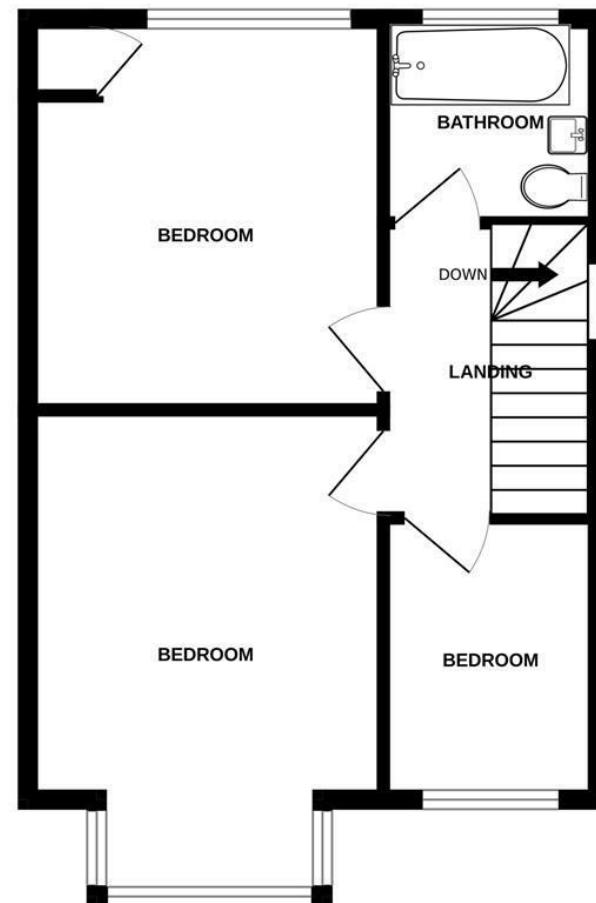


GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.

TOTAL FLOOR AREA : 909 sq.ft. (84.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.

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