



**patrick
gardner**
RESIDENTIAL

14 Kingscroft Road, Leatherhead, Surrey, KT22 7BU

Price Guide £570,000



- 1930's SEMI-DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN BREAKFAST ROOM
- UTILITY AREA/WC/LARGE GARAGE
- 175' SOUTH WEST FACING GARDEN
- 1401 SQ.FT. INCL. GGE + STUDIO
- SHORT WALK TO SCHOOLS & STATION
- SCOPE TO EXTEND (STPP) / REMODEL
- NO CHAIN

Description

Offered with no onwards chain, the property offers huge potential and the opportunity to further extend (STPP) and remodel to create a sizable family home whilst enjoying this superb South West facing plot.

The accommodation comprises a hall, dining room, 20'8 sitting/dining room with fireplace and a good sized kitchen. There is a large utility area with WC and door to a good sized integral single garage. Upstairs there are two double bedrooms, single bedroom and family bathroom.

Outside, a block pavior driveway provides parking for two cars. The 175' rear garden with South West aspect is impressive and incorporates an extensive terrace and good sized lawn which leads to a large brick built store.

Tenure	Freehold
EPC	E
Council Tax Band	E

Situation

Located on the very popular Kingscroft Road, the property is located within a 5-10 minute walk the town centre, Leatherhead Theatre (also used as a cinema) Leisure Centre, Parish Church, Library and Nuffield Health Gym.

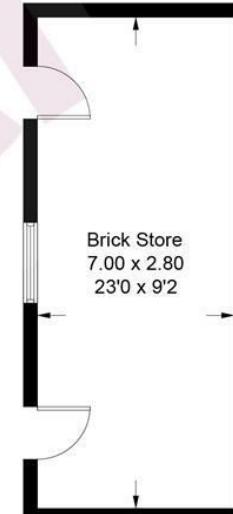
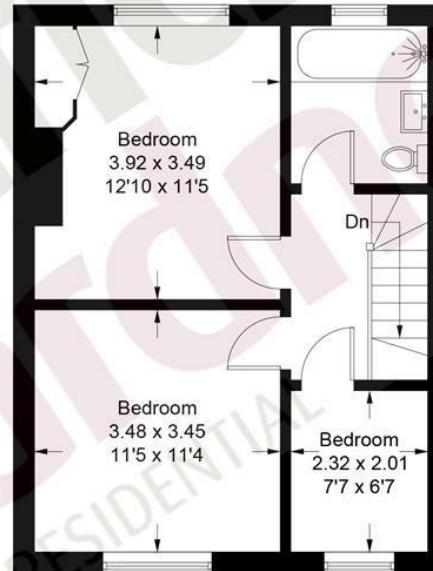
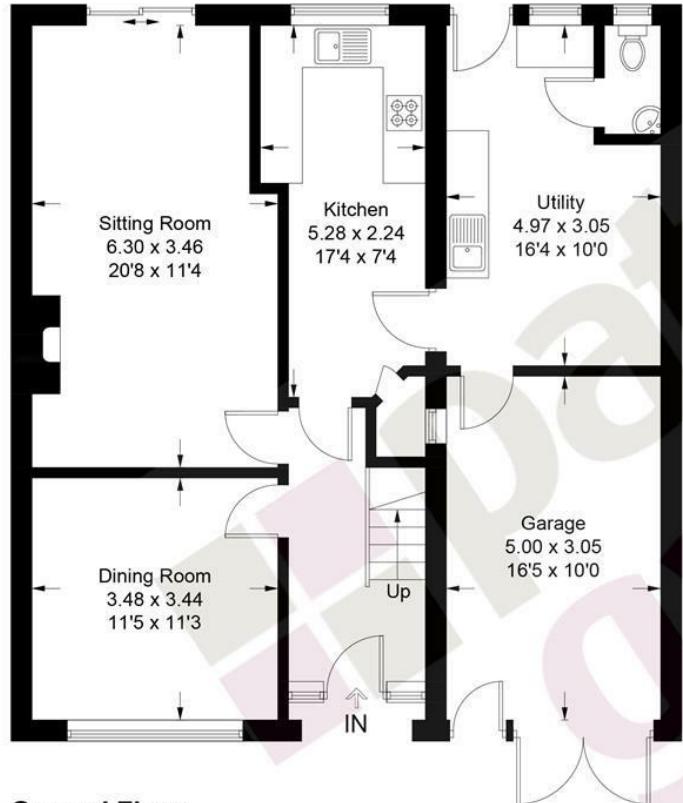
In nearby Church Street is a Waitrose. The town centre itself offers a wide variety of quality independent restaurants and pubs. Within the area there are highly regarded both state and private schools including in Leatherhead St John's School, Therfield, St Andrews and Downsend School whilst at nearby Mickleham is Box Hill School.

Leatherhead is well located for commuter access to London Waterloo and Victoria with regular services of just over 45 minutes. Junction 9 of the M25 at Leatherhead offers access to the national motorway network being almost equidistant between Heathrow and Gatwick International Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking and horse riding. There are numerous golf courses and other outdoor activities at Denbies Wine Estate, Bocketts Farm, Polesden Lacy and Norbury Park.



Approximate Gross Internal Area = 130.2 sq m / 1401 sq ft
 (Including Garage)
 Brick Store = 19.6 sq m / 211 sq ft
 Total = 149.8 sq m / 1612 sq ft



(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. (ID1239656)

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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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