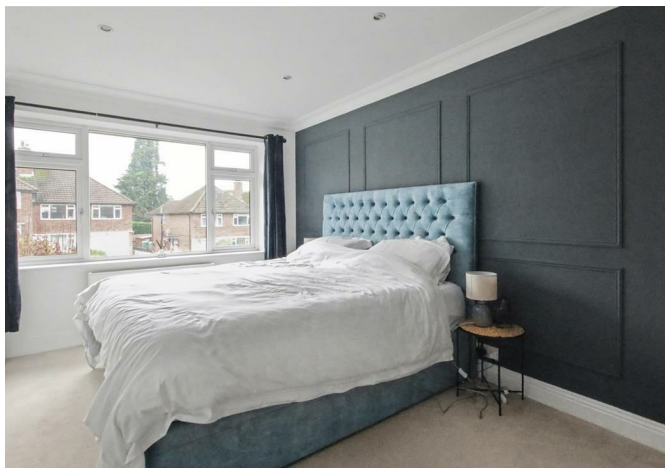




14 Minchin Close, Leatherhead, KT22 8BH

Price Guide £387,500



- FIRST FLOOR MAISONETTE
- PRIVATE GARDEN
- 2 DOUBLE BEDROOMS
- VIEWS OF THE SURREY HILLS
- RESIDENTS PERMIT PARKING
- CONVERTED LOFT ROOM
- SHED WITH ELECTRIC
- AMPLE STORAGE
- NO SERVICE CHARGE/GROUND RENT
- CLOSE TO TOWN/STATION

Description

This well-presented first-floor maisonette offers spacious and modern accommodation arranged over two levels.

The property comprises two generous double bedrooms, complemented by a family bathroom and a separate WC. The kitchen is fitted with modern units and integrated appliances, offering a clean and contemporary finish. The spacious lounge is a standout living area, featuring a built-in bar and ample space to accommodate a dining table, making it ideal for both everyday living and entertaining. The main bedroom benefits from tasteful wooden panelling and built-in wardrobes, creating a warm and modern space.

A key feature of the property is the large converted loft, accessed via a sturdy pull down ladder with hand rail, which enhances the overall accommodation. This useful room includes built-in wardrobes, toilet with basin and extensive eaves storage.

Other benefits include double glazing and gas central heating, plenty of built in storage and stunning views of Norbury Park/Surrey Hills.

Externally, the property benefits from a landscaped private garden, predominantly laid to lawn, with a covered wood store and a shed with electricity, providing excellent additional storage.

Residents' permit parking is available at a cost (as at June 2025) of £84 for the first permit issued to a household and £104 for a second permit.

Situation

Located on the very popular South side of Leatherhead, Minchin Close is within walking distance of the town centre, River Mole, Waitrose, Parish Church, Nuffield Health Fitness & Wellbeing Gym and mainline station. Leatherhead town centre offers a variety of shops including a Boots, WH Smith and Sainsbury's in the part covered Swan Shopping Centre.

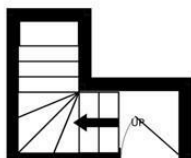
Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful of walking, cycling and riding pursuits at Bocketts Farm, Norbury Park, Denbies Wine Estate, and Polesden Lacy.

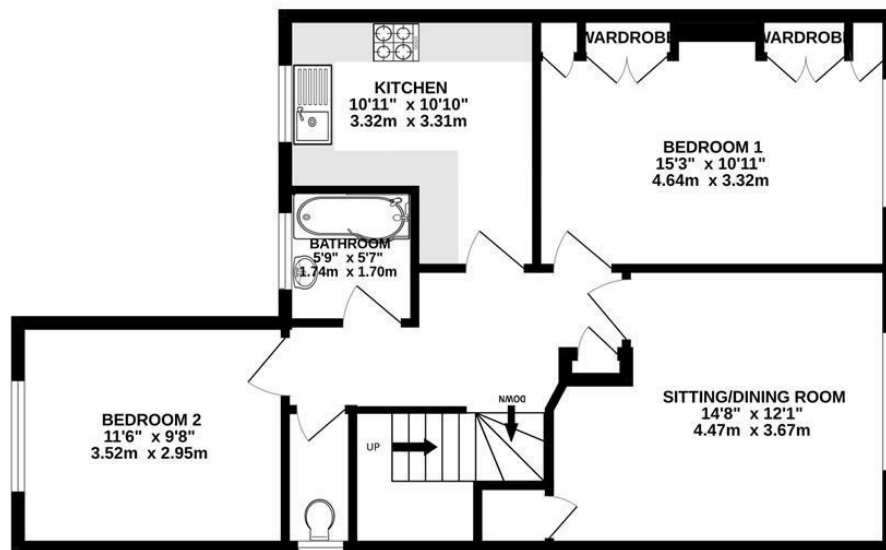
Tenure	Leasehold
EPC	C
Council Tax Band	C
Lease	189 years from 25/12/1957. 121 years left.
Service Charge	£0
Ground Rent	£0



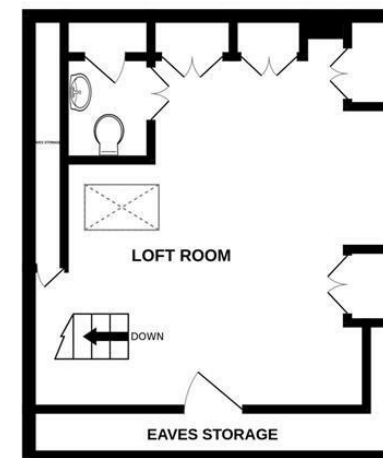
GROUND FLOOR
32 sq.ft. (2.9 sq.m.) approx.



FIRST FLOOR
702 sq.ft. (65.2 sq.m.) approx.



2ND FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq.ft. (96.0 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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