



Jackie Quinn
estate agents

26 Poplar Avenue, Leatherhead

Guide Price **£575,000**

This generously proportioned 1920's three-bedroom semi-detached house is ideally situated in a quiet cul-de-sac within walking distance of Leatherhead town centre, the mainline railway station and local schools.

The ground floor offers two generous interconnecting reception rooms, a well-fitted kitchen, a family bathroom and a cloakroom. On the first floor there are three well-proportioned bedrooms.

The end of terrace home has a larger than average, established back garden bordered by hedges which creates a calm oasis; a great space for entertaining or playing with the children. A large dual-purpose shed and good-size patio complete the outdoor space which offers scope for extending the property STPP.

Leatherhead town centre provides a wide range of shops, cafés and restaurants, together with leisure facilities including gyms, a leisure centre and the highly regarded Leatherhead Theatre.

Leatherhead mainline station offers services to London Waterloo and Victoria, while both Heathrow and Gatwick airports are easily accessible via Junction 9 of the M25.

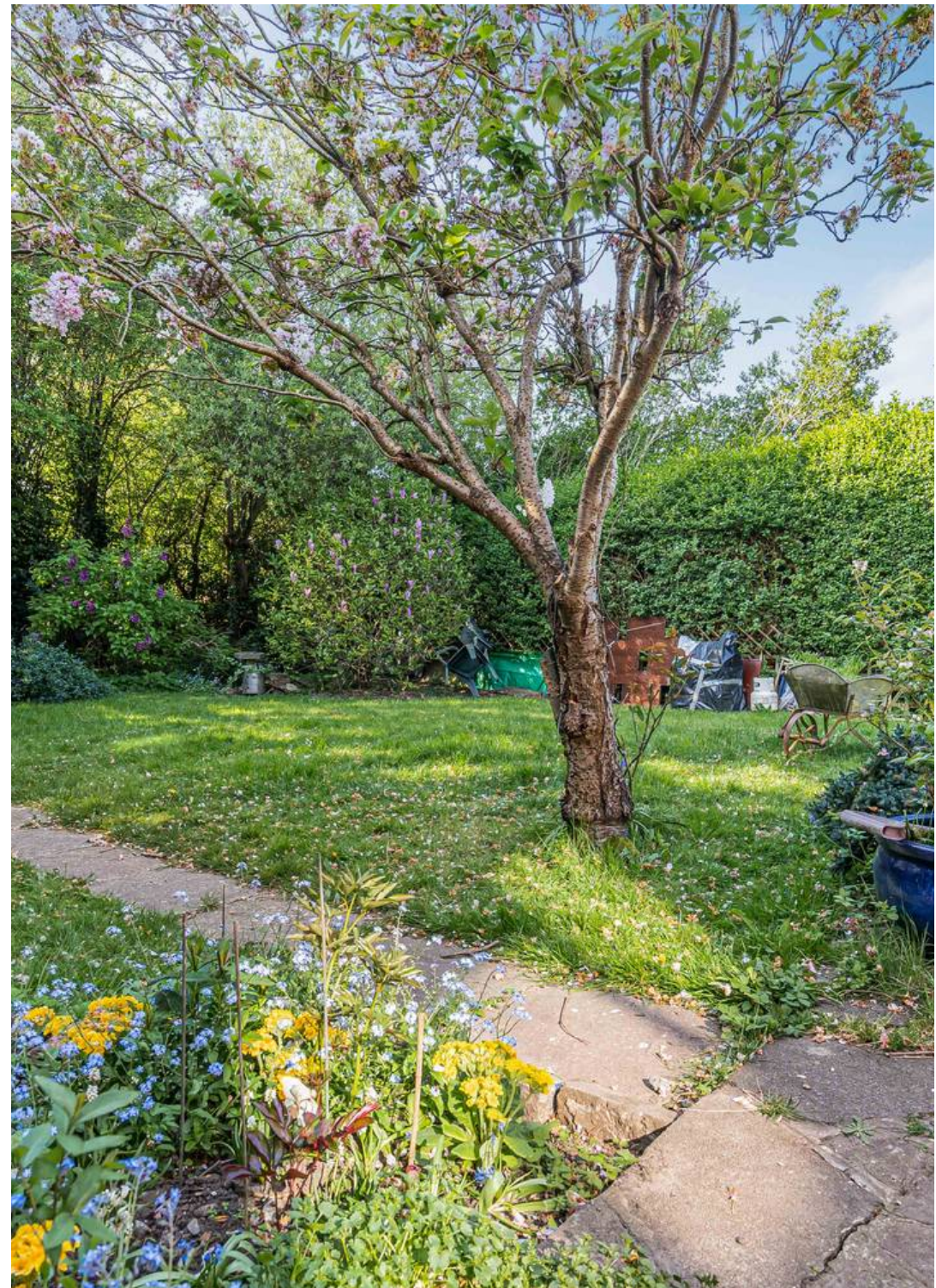
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Three-bedroom semi-detached home in a quiet cul-de-sac
- Pretty mature southerly garden
- Spacious accommodation with two reception rooms
- Scope to extend, subject to planning permission
- Walking distance to town centre, station and local schools

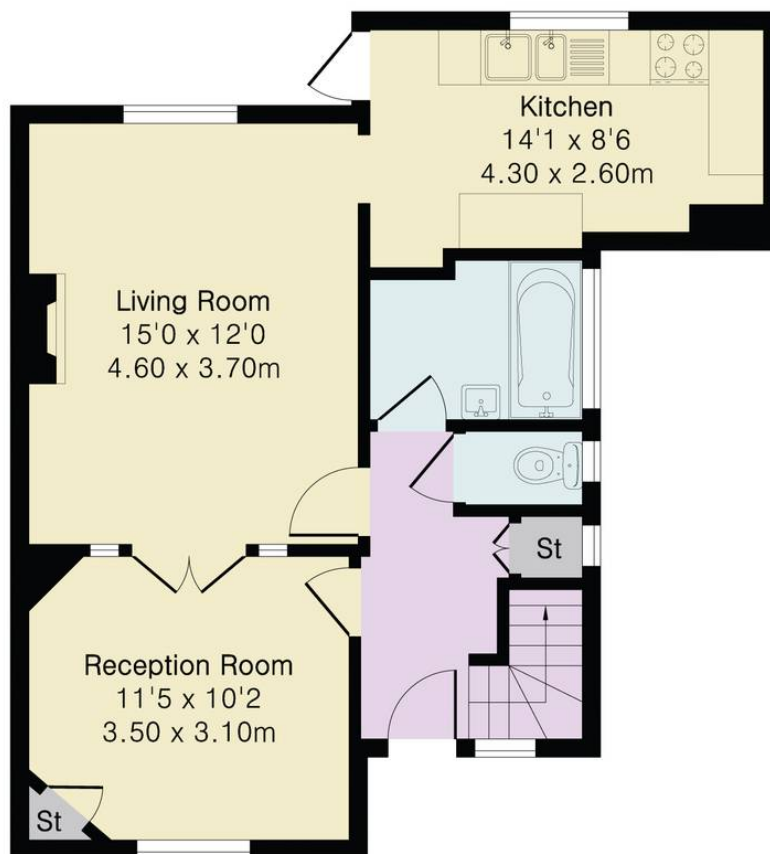




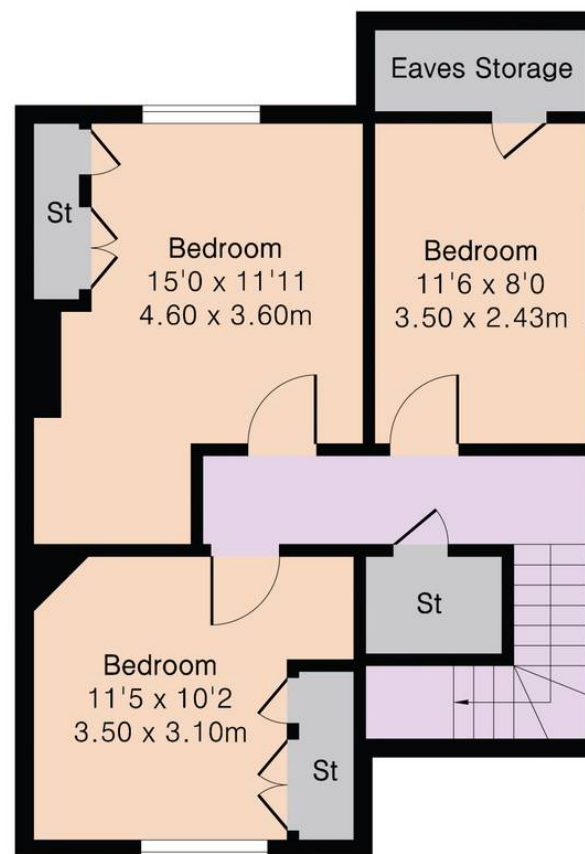
Approximate Gross Internal Area 1032 sq ft - 95.8596 sq m

Ground Floor Area 552 sq ft – 51.3056 sq m

First Floor Area 480 sq ft – 44.5540 sq m



Ground Floor



First Floor



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