



**Jackie Quinn**  
estate agents

**21 Poplar Road, Leatherhead**

Guide Price **£650,000**

A simply STUNNING THREE BEDROOM Victorian house in the desirable South side of Leatherhead. REFURBISHED THROUGHOUT IN 2023 to the highest standard, including a standout kitchen-diner, two double bedrooms with en-suites and an extensive basement conversion, which provides multiple options depending on lifestyle; double bedroom, large home office, playroom. NO ONWARD CHAIN.

This picture perfect Victorian house has great kerb appeal and beautifully presented accommodation. Many original features have been retained and restored giving a wonderful character to the property. A good size reception with bay window leads off the hall. There are stairs down to a cleverly conceived second reception/third bedroom/study, the wooden staircase features movement activated LED lights in the risers.

The property has a large modern fully fitted kitchen/family room at its heart with large island inset with ceramic sink and integrated appliances, the family area has a large roof lantern and French doors opening on to patio with BBQ area and lawn. The ground floor has a separate traditional lounge and a fully tiled wet room.

On the first floor there are 2 double bedrooms. The front bedroom has a luxury en-suite shower room and the rear bedroom boasts a large bath/shower room with free standing bath, walk in shower, wc, and basin in fitter vanity cabinet.

Easy access to Leatherhead town centre, surrounding towns and villages. Gatwick and Heathrow airports can be reached via Jct 9 M25. Rail services to London Victoria and Waterloo run from Leatherhead station.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

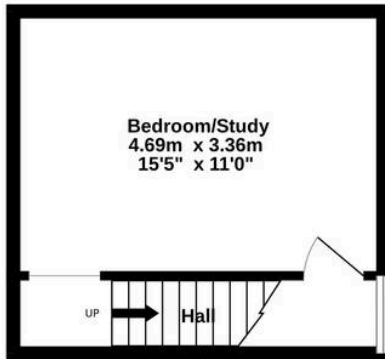
EPC Environmental Impact Rating: C

- Character three bed Victorian house
- Favoured South Leatherhead location

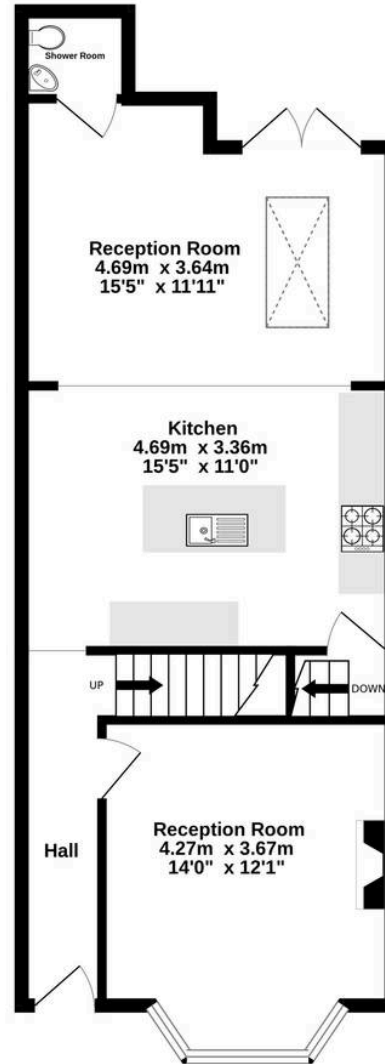




Basement  
20.4 sq.m. (219 sq.ft.) approx.



Ground Floor  
54.9 sq.m. (591 sq.ft.) approx.



1st Floor  
45.6 sq.m. (490 sq.ft.) approx.



TOTAL FLOOR AREA : 120.8 sq.m. (1301 sq.ft.) 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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