



Kingston Road, Leatherhead KT22 7PE

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## Kingston Road Leatherhead KT22 7PE

*A delightful two double bedroom period cottage with a first floor refitted bathroom situated in Leatherhead, which blends character with contemporary living. It is ideally positioned close to local shops, schools and Leatherhead station.*

Period Cottage

Semi-Detached

Two Bedrooms

Working Fireplace

Newly Fitted Upstairs Bathroom

Contemporary Kitchen

Private Garden

0.6 Miles to Leatherhead Station

EPC Rating E





The ground floor is open plan with a delightful sitting room with open fire and a beamed ceiling and a dining area leading through to the contemporary kitchen with a range of built in units and integrated appliances. Double doors from the kitchen lead through to the garden.

To the first floor, there are two double bedrooms and a large, contemporary family bathroom.

Externally, the private rear garden is secluded and mainly laid to lawn with a shed for storage. Next to the house is newly installed decking, perfect for BBQs in the summer months.

The front garden has shrubs and hedges with a pathway leading to the front door.



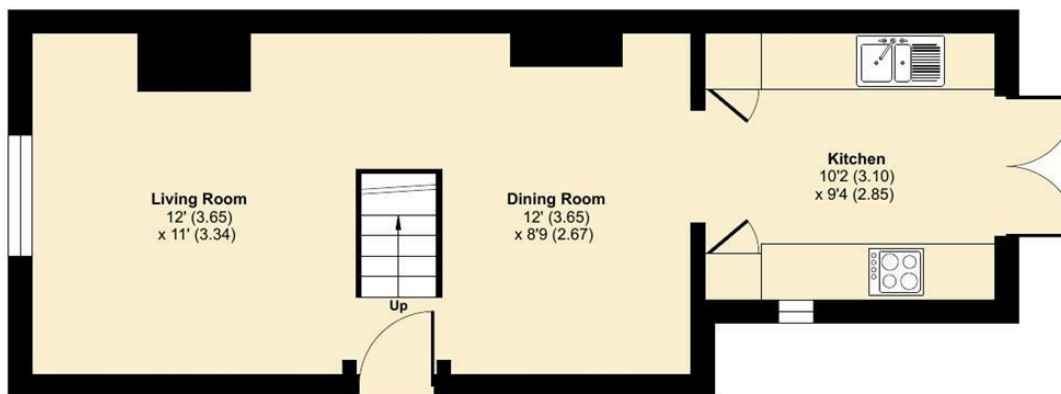
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Approximate Area = 754 sq ft / 70 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for V&H Homes. REF: 1158683



## V&H Homes

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