



Queen Annes Terrace, Leatherhead KT22 7HR

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Queen Annes Terrace Leatherhead KT22 7HR

A characterful two bedroom Victorian house with a basement room located in a quiet location close to Leatherhead town centre and shops. The house is offered to the market with no onward chain.

Period Cottage

Through Living/Dining Room

Two Double Bedrooms

Spacious Kitchen

Basement Room With Window

Southerly Facing Garden

Conservation Area

Convenient For Town Centre and Station

0.4 Miles To Leatherhead Station

EPC Rating D

Located in a highly sought after area of central Leatherhead, Queen Annes Terrace is a short distance from local shops, restaurants, cafes and Leatherhead train station.





On entering this charming house, the hallway leads to a well proportioned dining room which opens into a bright living room with an attractive bay window. To the rear of the house is a spacious kitchen with ample cupboard space and doors leading out into to the rear garden. From the kitchen a door and stairs lead down to a good sized basement.

Upstairs there are two bright double bedrooms and a family bathroom.

To the rear of the house there is a south facing garden and a patio ideal for outdoor entertaining. In addition, the garden has a useful summer house.



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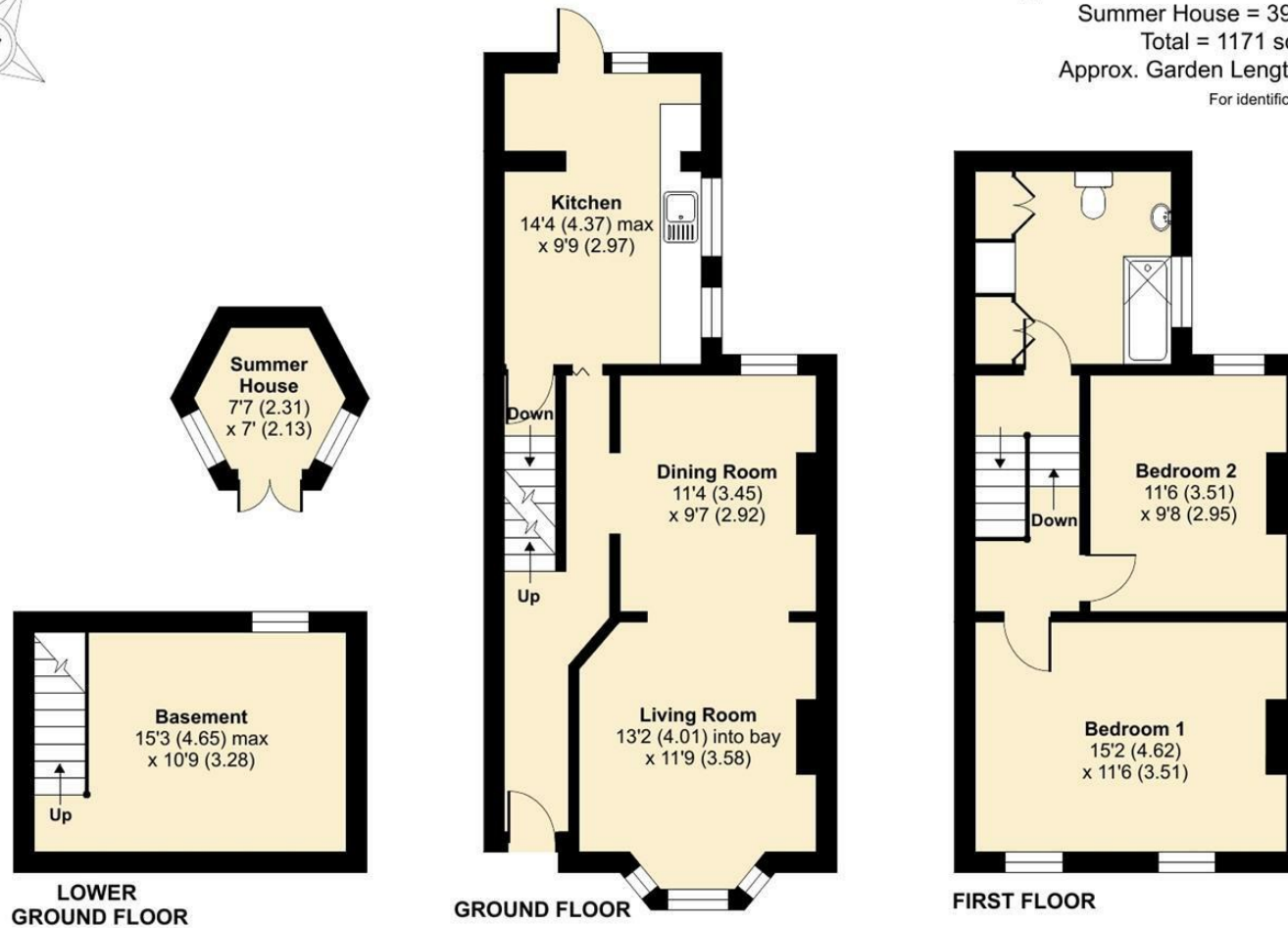
Approximate Area = 1132 sq ft / 105.1 sq m

Summer House = 39 sq ft / 3.6 sq m

Total = 1171 sq ft / 108.7 sq m

Approx. Garden Length = 51'6 (15.70)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for V&H Homes. REF: 897626.



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