



Queen Annes Terrace, Leatherhead KT22 7HR

**V&H**  
HOMES

Your local property specialist

## Queen Annes Terrace Leatherhead KT22 7HR

*This superb Victorian house has been presented to a very high standard throughout. The property is located in a sought-after road, close to Leatherhead town centre and shops.*

Two Bedroom Cottage

Spacious Kitchen

Through Living/Dining Room

Basement Room

Southerly Facing Garden

Chracterful Throughout

Luxurious Bathroom

Conservation Area

Period Property

Convenient For Town Centre and Station

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 the spacious living room with bay window and feature fireplace and through to a well-proportioned dining room. To the rear of the house is a contemporary kitchen offering ample storage and a range of integrated appliances with French doors leading out into to the garden. From the kitchen a door and stairs lead down to a useful basement room with a window which could have a variety of different uses.

To the first floor, there are two bright double bedrooms each with a feature fireplace, with the largest bedroom offering an array of fitted cupboards. In addition, upstairs benefits from a spacious five-piece bathroom.

To the rear of the house there is a stunning, landscaped south facing garden with a decking area and separate gazebo ideal for outdoor entertaining.

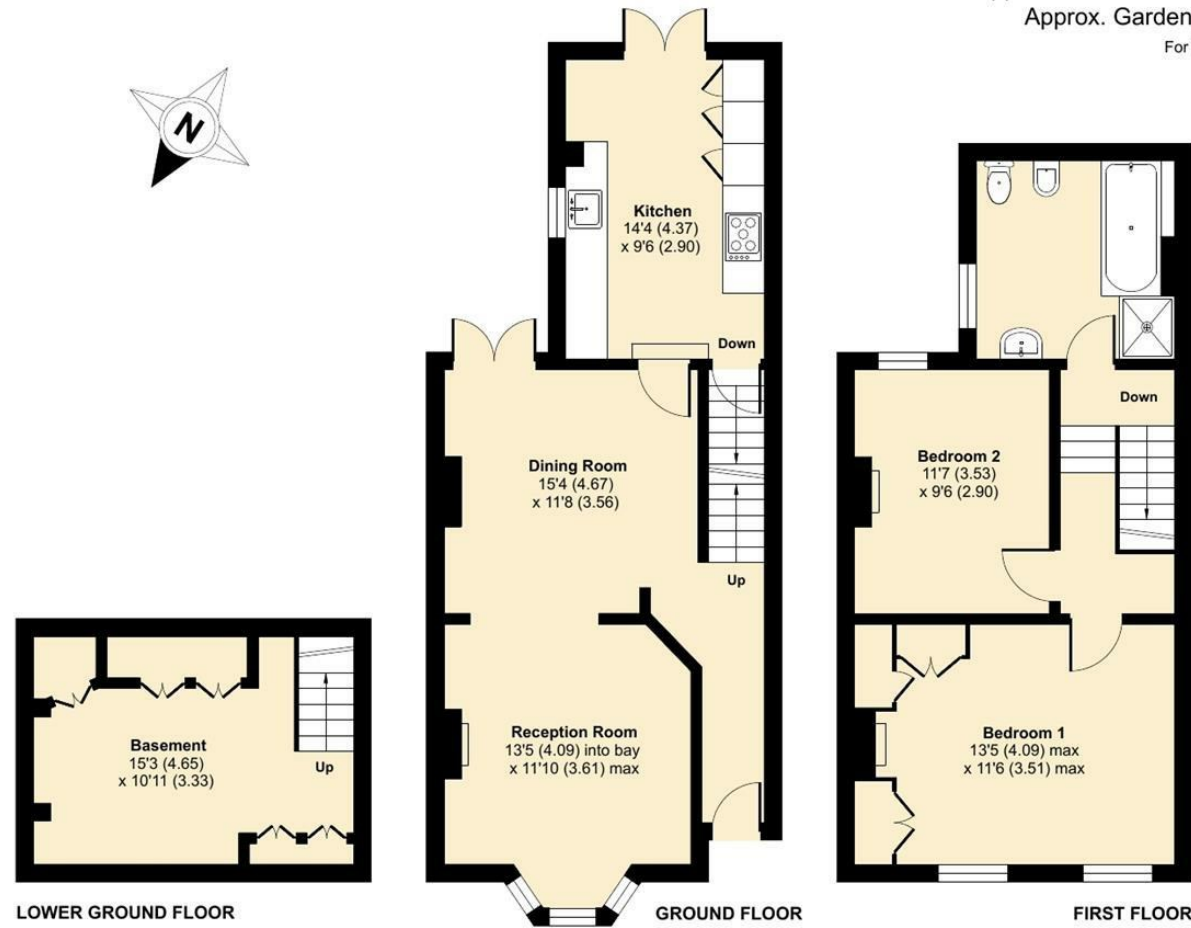


# Queen Annes Terrace, Leatherhead, KT22

Approximate Area = 1131 sq ft / 105 sq m

Approx. Garden Length = 51'6 (15.7)

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: 809300



## V&H Homes

01372 221 678

[sales@vhomes.co.uk](mailto:sales@vhomes.co.uk)

[www.vhomes.co.uk](http://www.vhomes.co.uk)



Your local property specialist