



Kingston Road, Leatherhead KT22 7PE

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## Kingston Road Leatherhead KT22 7PE

*A delightful two double bedroom period cottage in Leatherhead, with contemporary kitchen and generous upstairs bathroom, blending character and contemporary living. The property is close to local shops, schools and Leatherhead station.*

Period Cottage

Semi-Detached

Two Double Bedrooms

Contemporary Kitchen

Upstairs Bathroom with Shower and Bath

Private Garden

Large Garden Cabin with Power

Double Glazed Sash Windows

0.6 Miles to Leatherhead Station

EPC Rating D





The ground floor has a cosy sitting room and a dining room leading through to the contemporary kitchen with stylish wooden worktops and a range of built in units and appliances. Double doors from the kitchen lead through to the private garden.

The first floor has two double bedrooms and a large bathroom with bath and separate shower.

Externally, the private rear garden is secluded and mainly laid to lawn with a patio area for alfresco dining. There is a large cabin with power at the rear of the garden.

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



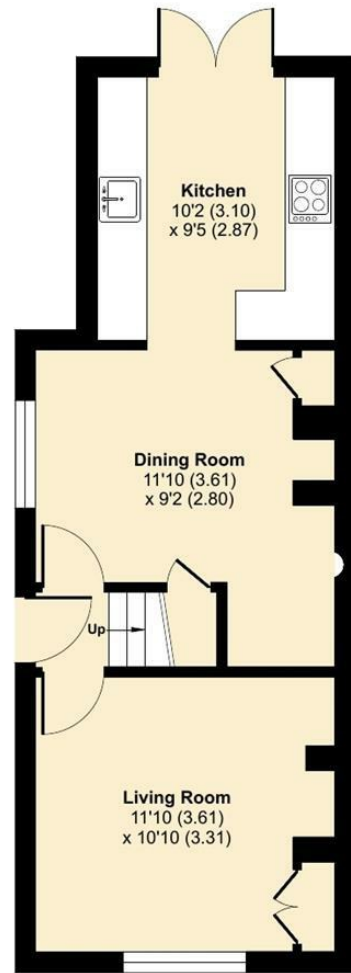
# Kingston Road, Leatherhead, KT22

Approximate Area = 766 sq ft / 71.1 sq m

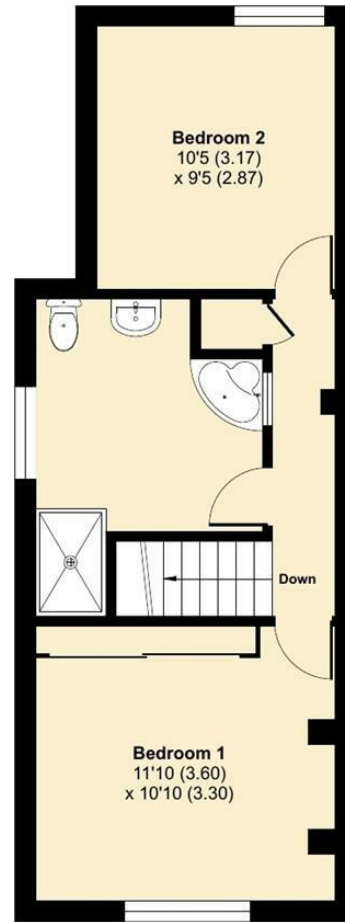
Outbuilding = 108 sq ft / 10 sq m

Total = 874 sq ft / 81.1 sq m

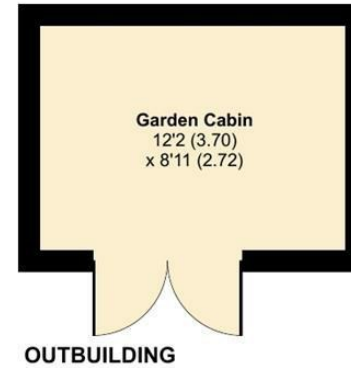
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for V&H Homes. REF: 1196905



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