



18 Highlands Road, Leatherhead, KT22 8ND

Price Guide £600,000



- EXTENDED VICTORIAN HOUSE
- BAY FRONTED SITTING ROOM
- STYLISH KITCHEN UNITS
- ORANGERY WITH BIFOLD DOORS
- GARDEN WITH BRICK STORE
- 2 DOUBLE BEDROOMS
- UNDERFLOOR HEATING
- STONE FLOORING
- DUAL PATIO SEATING AREAS
- CLOSE TO TOWN CENTRE & TRAIN STATION

Description

A beautifully presented Victorian home, built in 1890, set within a conservation area and thoughtfully extended to create a superb modern living space.

The ground floor features a charming bay-fronted sitting room with feature fireplace, a separate dining room with doors opening onto the patio, and a stylish modern kitchen with bespoke-style units, butler sink and range cooker. The adjoining orangery extension benefits from dual-aspect bi-fold doors, underfloor heating and stone flooring, which continues seamlessly from the kitchen and orangery out onto the patio.

Upstairs are two double bedrooms, including a principal bedroom with walk-in wardrobe, alongside a beautifully appointed family bathroom with a feature centrepiece bath, double basins and Victorian-style chain-flush W/C.

The south-east facing garden offers two patio seating areas, artificial grass and a brick-built shed, creating a low-maintenance outdoor space ideal for entertaining.

Residents' permit on-street parking is available.

Tenure	Freehold
EPC	D
Council Tax Band	D

Situation

18 Highlands Road is ideally positioned with easy access to the town centre with excellent transport links and beautiful surrounding countryside. Leatherhead High Street and town centre are within easy reach, offering a good selection of independent shops, cafés, restaurants, supermarkets including Waitrose, Sainsbury's and Lidl, the Swan Shopping Centre, cinema and theatre, as well as regular market stalls.

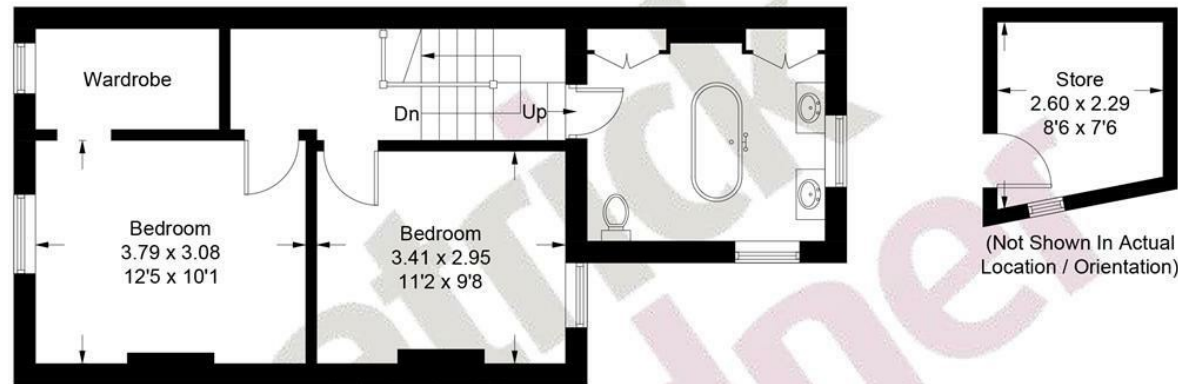
Leatherhead mainline station is approximately a 10-minute walk away, providing regular services towards London Waterloo and Victoria, Guildford and Dorking. The property is also conveniently located for Junction 9 of the M25, providing excellent road connections to London, the wider motorway network and both Heathrow and Gatwick airports.

The area is particularly well served by schools, with Leatherhead Trinity, St Peter's Catholic Primary, St Andrew's Catholic School and Therfield School all within the surrounding area, alongside independent schools including St John's and Downsend.

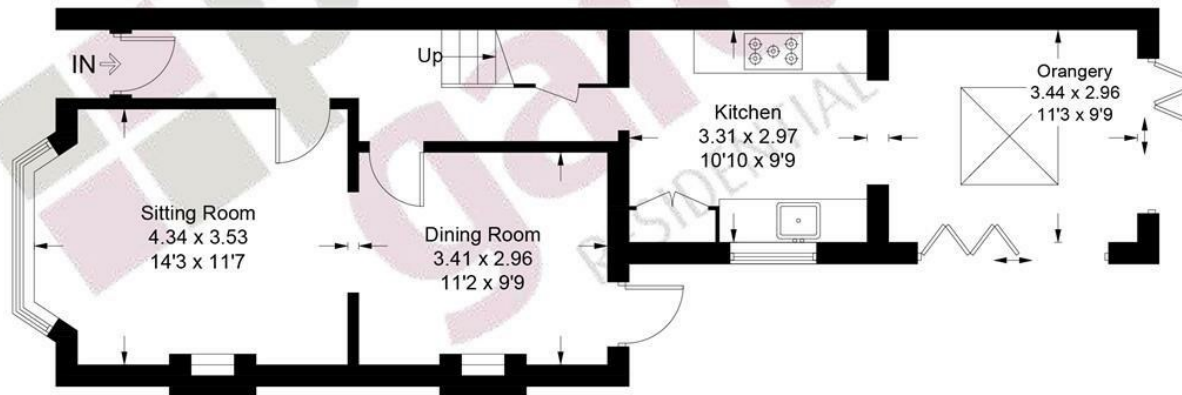
For those who enjoy the outdoors, Leatherhead is surrounded by beautiful Surrey countryside and Green Belt, with nearby destinations including Headley Heath, Box Hill, Polesden Lacey and Denbies Wine Estate, offering plentiful walking, cycling and leisure opportunities.



Approximate Gross Internal Area = 102.3 sq m / 1101 sq ft
 Outbuilding = 5.5 sq m / 59 sq ft
 Total = 107.8 sq m / 1160 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1333756)

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