



**Waverley Road, Oxshott, KT22**  
Leatherhead

Offers Over  
**£500,000**



**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

**\*\*\*Chain Free\*\*\*** Nestled on a peaceful no-through road, this charming home offers an exceptional opportunity for those seeking convenience, tranquillity and future potential. The property features two large bedrooms and a dual-aspect reception room with space for both sitting and dining.

A standout feature is the good size garden, backing onto open countryside and offering a wonderful sense of space and privacy. The home also benefits from a driveway and car port.

Ideally located within walking distance of local amenities, the property falls within top school catchments and sits close to the highly regarded Royal Kent Primary School. Commuters will appreciate the excellent transport links, with Oxshott Station nearby for swift connections into London. There is also easy access to the M25 and A3, making travel across the region straightforward.

With clear potential for updating, extending and modernising (STPP), this home presents an exciting canvas for buyers looking to add value and create a space tailored to their lifestyle.

Oxshott is one of Surrey's most desirable villages, celebrated for its leafy surroundings, outstanding schools and welcoming community feel. With boutique shops, cosy cafés, beautiful woodland walks and fast rail links into London, it offers an enviable blend of countryside charm and modern convenience - making it a sought-after location for families and professionals alike.









## Waverley Road, Oxshott, KT22

Approximate Gross Internal Area = 72.9 sq m / 785 sq ft  
(Excluding Car Port / Storage)

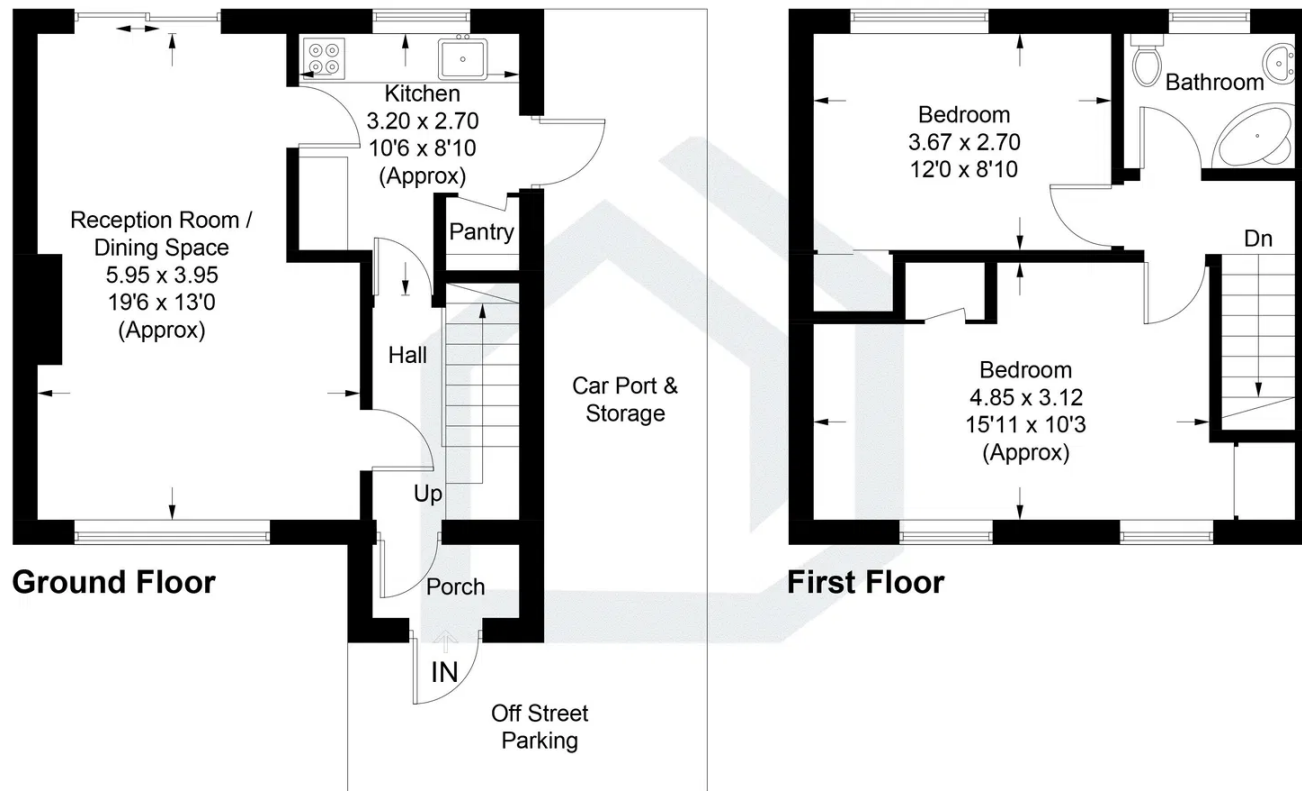


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1261626)

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