



**Kingston Road, Leatherhead, KT22**  
Leatherhead

Guide Price  
**£300,000**



**Bedrooms: 2**

**Bathrooms: 1**

**Receptions: 1**

An inviting two-bedroom property featuring direct access to patio and garden. Ideally situated with excellent access to transport links and local amenities, making it a brilliant choice for a first-time buyer or a keen investor.

This home offers a comfortable floor area of 592 sq ft, thoughtfully laid out to maximise space and natural light. It comprises two good-sized bedrooms, a well-appointed bathroom, and a spacious reception room perfect for relaxation or entertaining. The garden and patio are ideal for enjoying warmer days or for gardening enthusiasts.

Additional benefits include a brick storage shed, very low service charges and a respectable EPC Rating D.

The property's location on Kingston Road, Leatherhead, boasts brilliant access to M25 links, simplifying commutes and travel. Leatherhead's mainline station, just a mile away, offers regular services for convenient rail connections. On-street parking is readily available.









# Kingston Road, Leatherhead, KT22

Approximate Gross Internal Area = 58.8 sq m / 633 sq ft

Brick Storage Shed = 2.6 sq m / 28 sq ft

Total = 61.4 sq m / 661 sq ft



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**Bathrooms: 1**

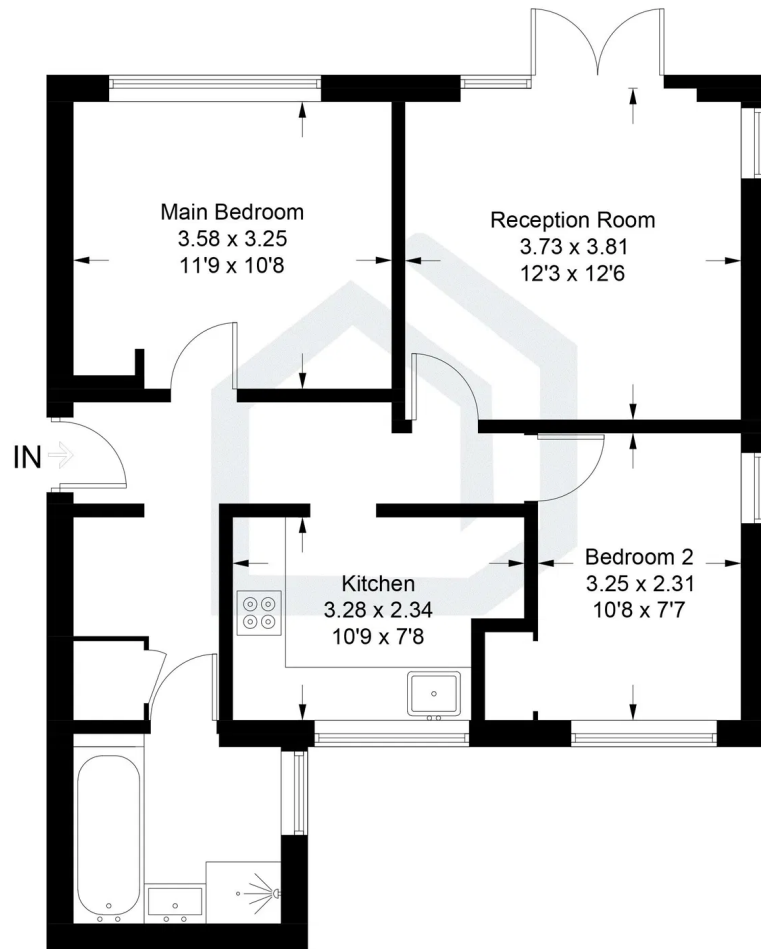
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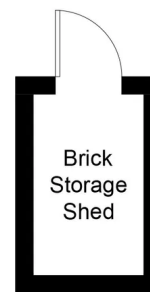
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**Ground Floor**



(Not Shown In Actual  
Location / Orientation)





## **Pacey Wingent Dickson Property Partnership Limited**

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