


Woodbridge Avenue, Leatherhead, KT22

Guide Price £425,000

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- Property in need of modernisation
- Excellent opportunity to improve and add value
- Genuine scope to create a superb home
- Innovative AI video showcasing current condition and potential
- Popular Leatherhead location
- Convenient for local amenities and transport links
- Ideal for buyers seeking a project
- Freehold opportunity with strong upside potential
- PWD have created a before-and-after AI refurbishment video which we believe may be a UK industry first in estate agency marketing?



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Approximate Gross Internal Area = 116.7 sq m / 1257 sq ft

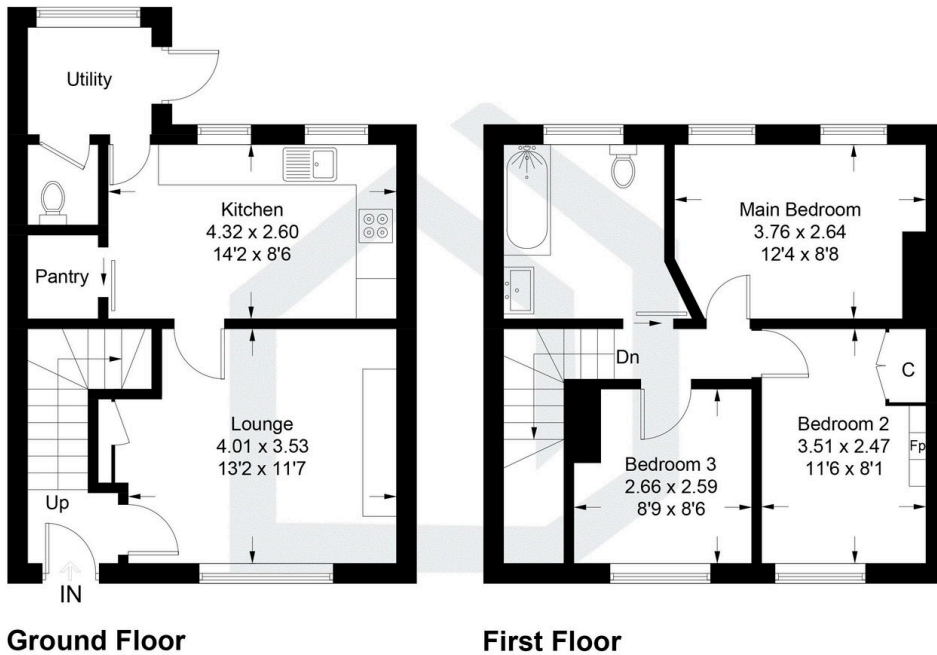


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1292552)

A rare opportunity to purchase a property in a popular Leatherhead location with significant scope for improvement. Requiring modernisation, this home offers buyers the chance to refurbish and create a fantastic finished result, subject to any necessary consents. To help illustrate the opportunity, the property is being showcased with an innovative AI video demonstrating both its current condition and an example of what it could look like after improvement. Conveniently positioned for Leatherhead's amenities, transport links and local schooling, this is an exciting prospect for buyers looking for a project with genuine potential. These visualisations are for indicative and marketing purposes only and do not represent the property in its current condition. Buyers should rely on their own inspections and investigations, and any proposed alterations or improvements may be subject to the necessary consents.