



Jackie Quinn
estate agents

26 Poplar Avenue, Leatherhead

Guide Price **£575,000**

Charming three-bedroom semi-detached house, ideally situated in a popular cul-de-sac within easy reach of Leatherhead town centre, the mainline railway station and local schools.

The ground floor offers two generous interconnecting reception rooms, a well-fitted kitchen, a family bathroom and a cloakroom. On the first floor there are three well-proportioned bedrooms. To the rear, the property enjoys a pretty south-facing garden.

Leatherhead town centre provides a wide range of shops, cafés and restaurants, together with leisure facilities including gyms, a leisure centre and the highly regarded Leatherhead Theatre.

Leatherhead mainline station offers services to London Waterloo and Victoria, while both Heathrow and Gatwick airports are easily accessible via Junction 9 of the M25.

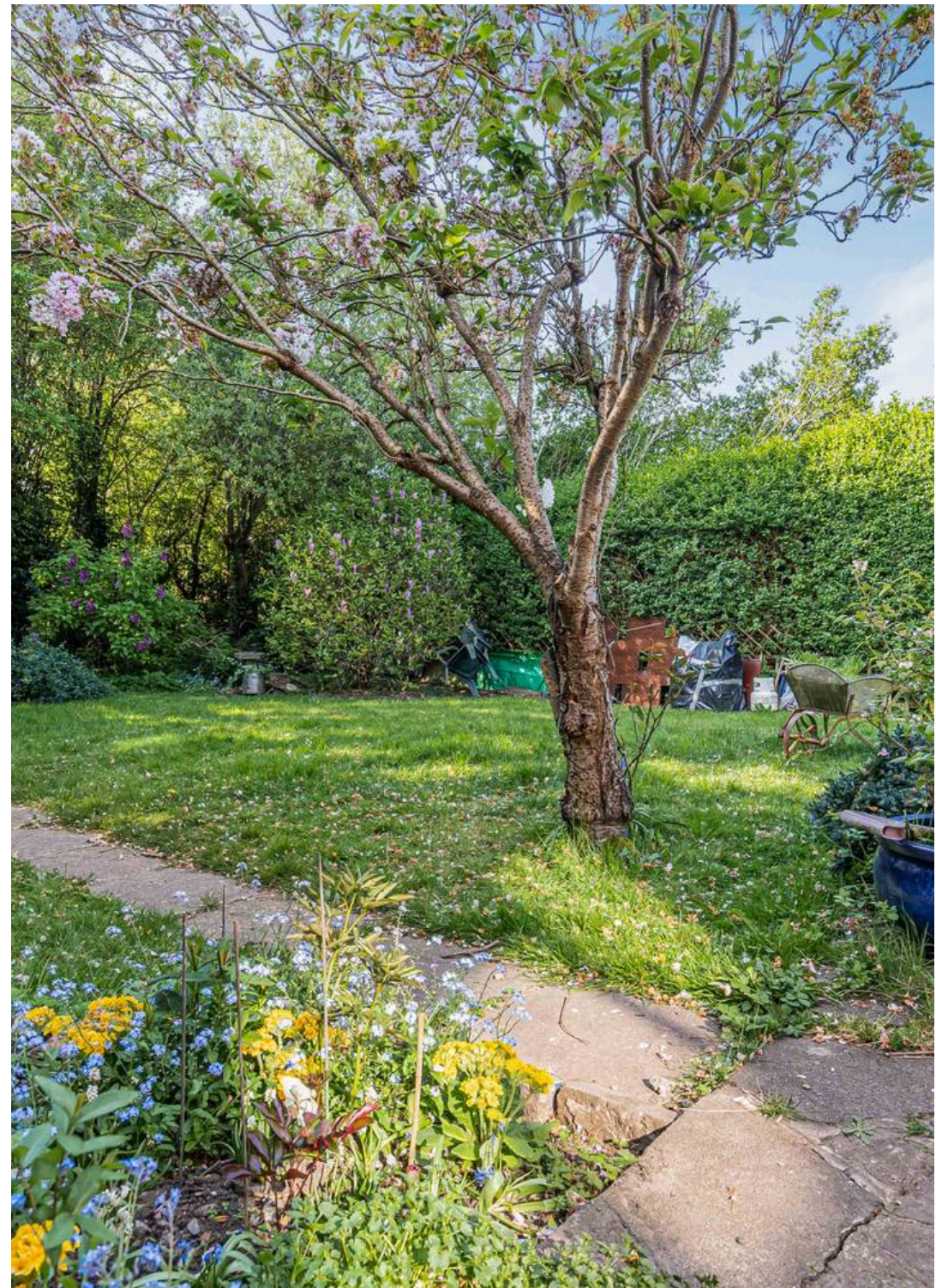
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Pretty mature southerly garden
- Cul-de-Sac location

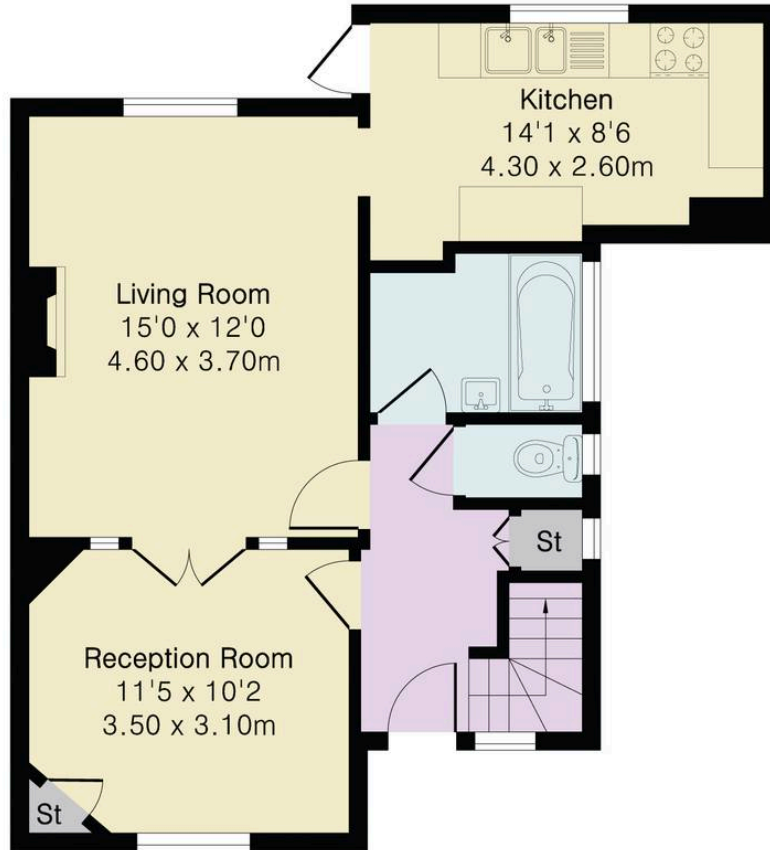




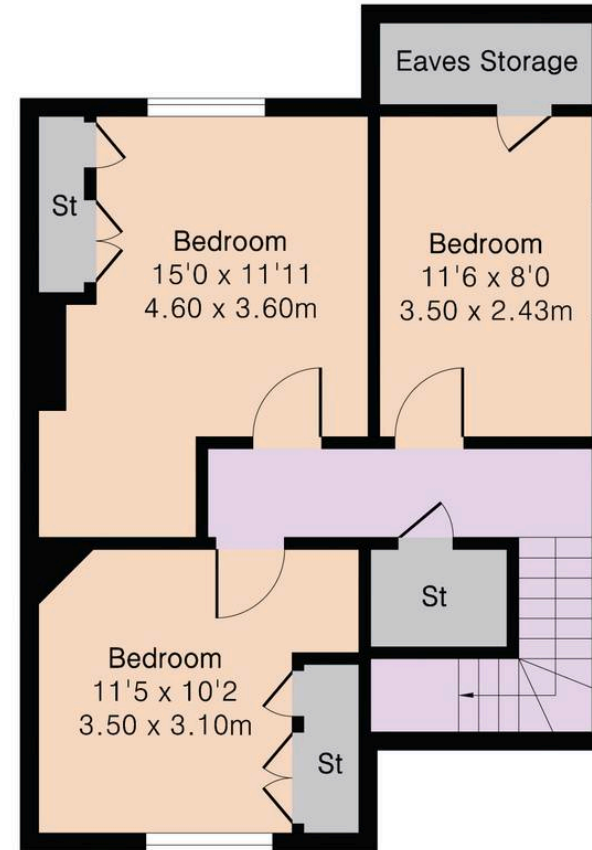
Approximate Gross Internal Area 1032 sq ft - 95.8596 sq m

Ground Floor Area 552 sq ft – 51.3056 sq m

First Floor Area 480 sq ft – 44.5540 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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