



Elmer Mews, Leatherhead

The PERSONAL Agent

Guide Price £385,000

Freehold

- No onward chain
- End of terraced house in private road
- Immaculately presented
- 15ft x 13ft bedroom
- Freehold
- 15ft x 13ft living room
- Separate kitchen
- Allocated parking space
- Front garden
- Short walk to Leatherhead town centre and mainline station

Positioned in a favourable spot within the development and filled with natural light, this beautifully presented one bedroom end of terrace home offers a wonderful blend of style, comfort and convenience. Immaculately maintained and finished with tasteful, modern décor throughout, it is a home that feels instantly welcoming from the moment you step inside.

The ground floor is thoughtfully arranged to create a bright and sociable living space. The generous 15ft x 13ft lounge provides ample room for both relaxing and dining, making it ideal for quiet evenings in or entertaining friends. A separate contemporary kitchen sits alongside, offering a practical yet stylish space for everyday cooking, while useful understairs storage adds to the home's practicality.

Outside, the West facing front garden provides a charming spot to unwind and enjoy the afternoon and evening sunshine. Whether it's a relaxed BBQ with friends or simply a glass of something cold at the end of the day, it's a lovely extension of the living space during the warmer months.



Upstairs, the spacious 15ft x 13ft double bedroom continues the home's light and airy feel, complemented by a modern shower room finished with neutral tiling for a fresh, timeless look.

Located just a short walk from Leatherhead town centre and the mainline station, this attractive home places shops, cafés, restaurants and excellent transport links right on your doorstep. An allocated parking space further enhances the convenience of this superb central location.

Perfect for first-time buyers, investors, or those seeking a stylish and low maintenance home to downsize to, this immaculate property offers a lifestyle of comfort and ease in a highly desirable setting.

Leatherhead is a charming historic market town in the heart of Surrey, celebrated for its blend of countryside beauty and modern convenience. Families are well served by an excellent selection of state and independent schools nearby, while the town itself offers a welcoming high street, riverside walks, and easy access to the picturesque Surrey Hills. From peaceful

footpaths and cycling routes to local parks and the scenic River Mole, the area offers an appealing outdoor lifestyle.

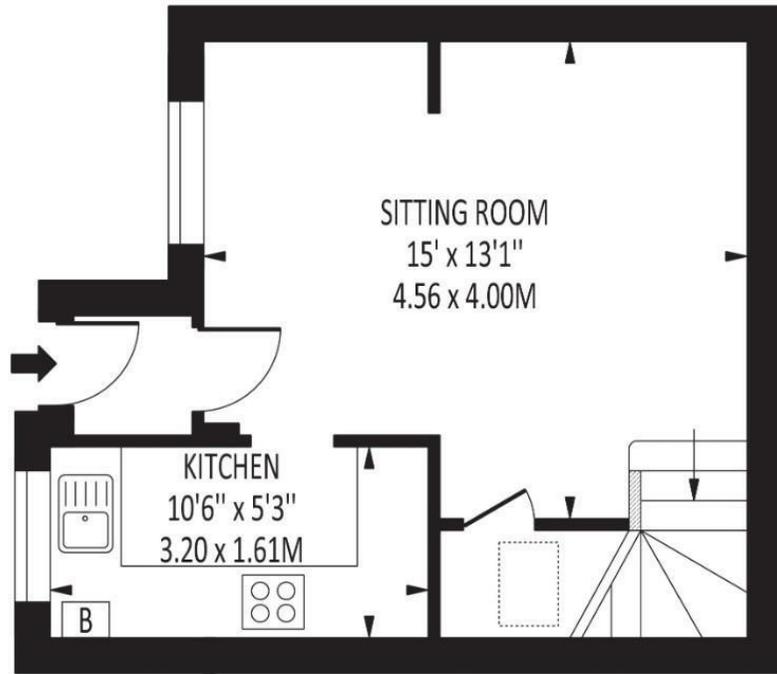
Residents benefit from a strong network of amenities, with nearby towns such as Cobham, Epsom, and Dorking providing additional shopping, dining, and leisure options. Larger centres including Guildford and Kingston are also within comfortable reach, offering theatres, boutiques, and cultural attractions. Leatherhead's community feel, combined with its green surroundings, makes it an attractive base for families and professionals alike.

Connectivity is a standout feature, with Leatherhead station offering direct services to London Victoria, London Bridge, and Waterloo ideal for commuters. Exceptional road links via the M25 and A3 provide swift access to central London, while both Heathrow and Gatwick airports are easily reached, positioning the area perfectly for frequent flyers and international travellers.

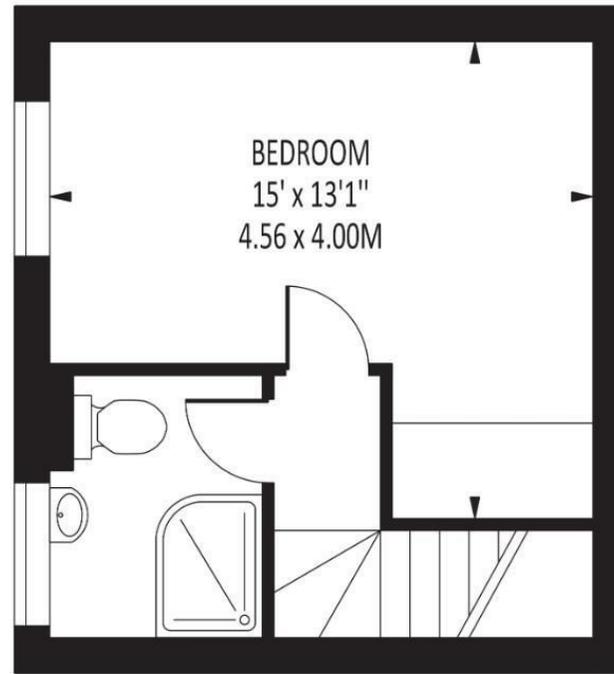
Tenure: Freehold
Council Tax Band: C







GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

Disclaimer: For Illustration Purposes only

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The **PERSONAL** Agent

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