



**Price**  
**£400,000**

**Freehold**

2x  1x  2x 

**Queen Annes Terrace,  
Leatherhead, Surrey,  
KT22**

**OVER 60?**

Secure this property  
for up to **59% less!**



Video Tour available

**cubitt&west**  
Helping you move forwards





## Main features

- A unique period maisonette
- Spacious basement currently used as an extra bedroom
- Off road parking for 1 large vehicle
- Private low maintenance courtyard garden
- Located next to Leatherhead town centre and a short walk from train station

## Accommodation

### GROUND FLOOR

Entrance Hall

Living Room: 16'7 x 15'6 (5.06m x 4.73m)

Kitchen: 9'11 x 8'5 (3.02m x 2.57m)

Bedroom 1: 12'9 x 11'9 (3.89m x 3.58m)

Bedroom 2: 11'2 x 8'10 (3.41m x 2.69m)

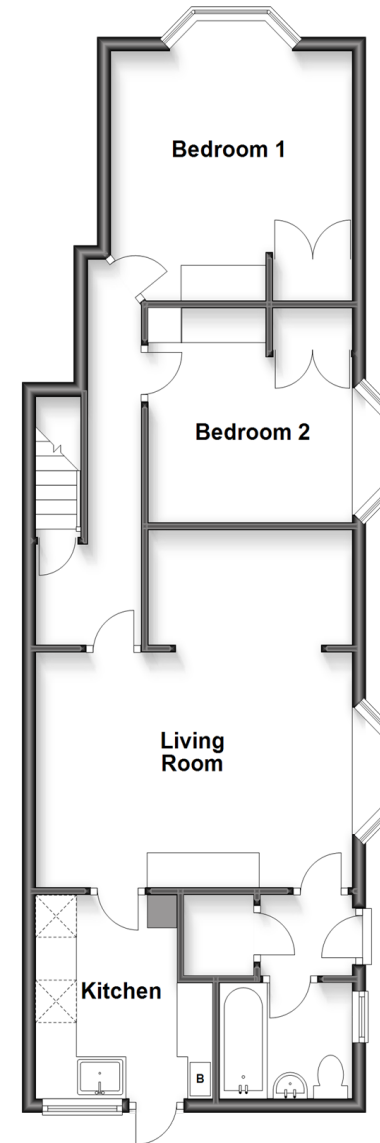
Bathroom

### BASEMENT

Basement Room: 25'0 x 15'2 (7.63m x 4.63m)

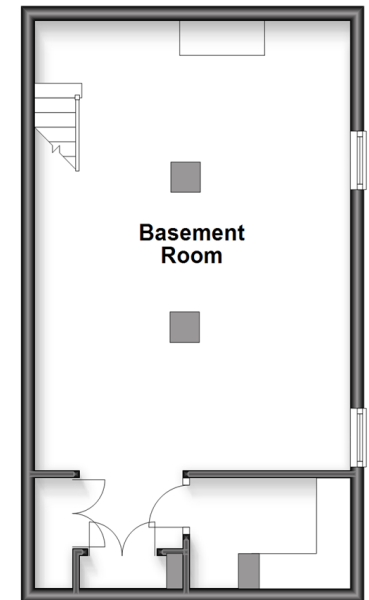
### Ground Floor

Approx. 65.2 sq. metres (702.1 sq. feet)



### Basement

Approx. 37.6 sq. metres (404.5 sq. feet)



**Call Leatherhead - 01372 373780 ■ CubittAndWest.Co.Uk**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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