



Tanners Dean, Leatherhead, KT22 8RU



£975,000

Freehold

Detached Family Home
Five Bedrooms
Three Receptions
Kitchen/Diner
Two Bathrooms & WC
Garage & Parking
Plot of Around 0.4 Acres
No Onward Chain
Easy Access to M25
Close to Local Schools

Set behind an impressive frontage and enjoying a mature and secluded plot of around 0.4 acres this is a fantastic family home. Immaculately kept but in need of refurbishment, the house would suit a buyer keen to put their own stamp on a long term home.

The house is set in a residential cul de sac and is in an extremely accessible position, with easy access to the M25. Leatherhead is a popular and picturesque Surrey town, commuters are attracted by the superb rail links and families by the excellent schools.

Offering well over 2100 sq ft of accommodation and garaging this attractive family home is offered to the market with no onward chain. Arranged over two floors the property enjoys light and spacious accommodation and excellent potential to extend if required (STPP).



The accommodation briefly comprises an entrance hall, dual aspect sitting room, bay fronted dining room with views over the garden, study, downstairs WC and an L shaped kitchen/breakfast room. Upstairs the master bedroom enjoys an en suite bathroom and dressing room, whilst the four further bedrooms are served by the family bathroom.

The large garage accommodates two cars in addition to the spacious driveway. The rear garden is a delight with a flagstone patio, extensive lawns and mature borders and trees.

The property is set within Leatherhead, a historic market town centrally located within Surrey and just off Jct. 9 of the M25. Leatherhead railway station has services to London Victoria, London Bridge and Waterloo. The area surrounding Leatherhead is particularly noted for its natural beauty and includes many footpaths to the adjoining countryside as well as river side walks on your doorstep.

Other nearby towns include Epsom, Dorking, and Cobham whilst the larger centres of Guildford and Kingston are both within easy reach. The area has exceptional road links from the M25 and the A3 giving access to central London, Heathrow and Gatwick airports making it the perfect location for London commuters and international travellers alike.







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Total Area: 205.4 m² ... 2211 ft² (excluding garden)

All measurements are approximate and for display purposes only



Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

2 West Street, Epsom, Surrey, KT18 7RG, England

Tel: 01372 745850

Email: richard@thepersonalagent.co.uk

www.thepersonalagent.co.uk



