



**Rialto, Yarm Way, Leatherhead, Surrey. KT22 8RQ**

**£925,000 Freehold**



## Rialto, Yarm Way, Leatherhead, Surrey. KT22 8RQ



- Beautifully presented detached bungalow
- Spacious accommodation of 2,271 sq.ft.
- Sought after Private Road
- Spacious Reception Hall
- Separate Sitting Room & Dining Room
- Morning Room with Vaulted Ceiling

- Kitchen/Breakfast Room plus Utility Room
- Three/Four Double Bedrooms
- Luxurious Bathroom & Separate Shower Room
- Integral Double Garage
- Beautifully Landscaped Gardens
- Double Glazed Throughout

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**The Property** This attractive, light and airy detached bungalow is situated in a sought after private road to the south of Leatherhead town centre and enjoys an elevated position which provides for distant views towards Ranmore and Mickleham Downs. The present owners have made significant improvements to their home including two extensions; the installation of solar panels; large UPVC double glazed picture windows to principal reception rooms which makes for the best of the views!

To the front, is a semi-circular carriage driveway. The Reception Hall is spacious and the bedroom accommodation is kept 'private' by being separated away from the reception space. The Sitting Room is double aspect and features low window cills, a 'Living Flame' gas fire and by Hyperion, a fitted cabinet which neatly hides the t.v. and accessories. Approached through fold-back doors is the triple aspect Morning Room which has a vaulted ceiling and door to the garden. The Dining Room features glazed fold back doors to the Reception Hall which makes for great entertaining space. The Kitchen/Breakfast Room is beautifully fitted with a range of cabinets by Alno and quality appliances with Corian worktops and the breakfast area is filled with light from the double aspect floor to ceiling height windows and doors leading to an outside stone dining terrace. The bedrooms are all accessed off a private inner hall; there are four double bedrooms (one of which is fitted out with Hyperion furniture as a Study). The recently renovated Bathroom is luxuriously fitted with floor to ceiling height Porcelanosa tiles and Villeroy & Boch sanitary ware is complemented by VADO taps and shower mixer units. There is also a separate Shower Room/Cloakroom accessed off the Reception Hall.

Outside the gardens both to the front and rear are beautifully presented and the well tended lawns are edged with specimen shrubs, annual and perennial flowering spring and summer plants. One part of the garden is attractively hard landscaped with raised brick edged beds and incorporates a new Hartley Botanic greenhouse with water, light and power. The integral double garage with remote electric double door connects with a personal door through to the Reception Hall.

### Situation

Rialto enjoys a highly sought after position being approximately 15 minutes to the town centre with its comprehensive shopping facilities including the newly opened Waitrose Local, theatre, Nuffield Gym and public leisure centre at Fetcham Grove and main line railway station.

The area enjoys a acres of Green Belt countryside much of which is National Trust owned.

EPC Rating **C** & Council Tax Band **G**

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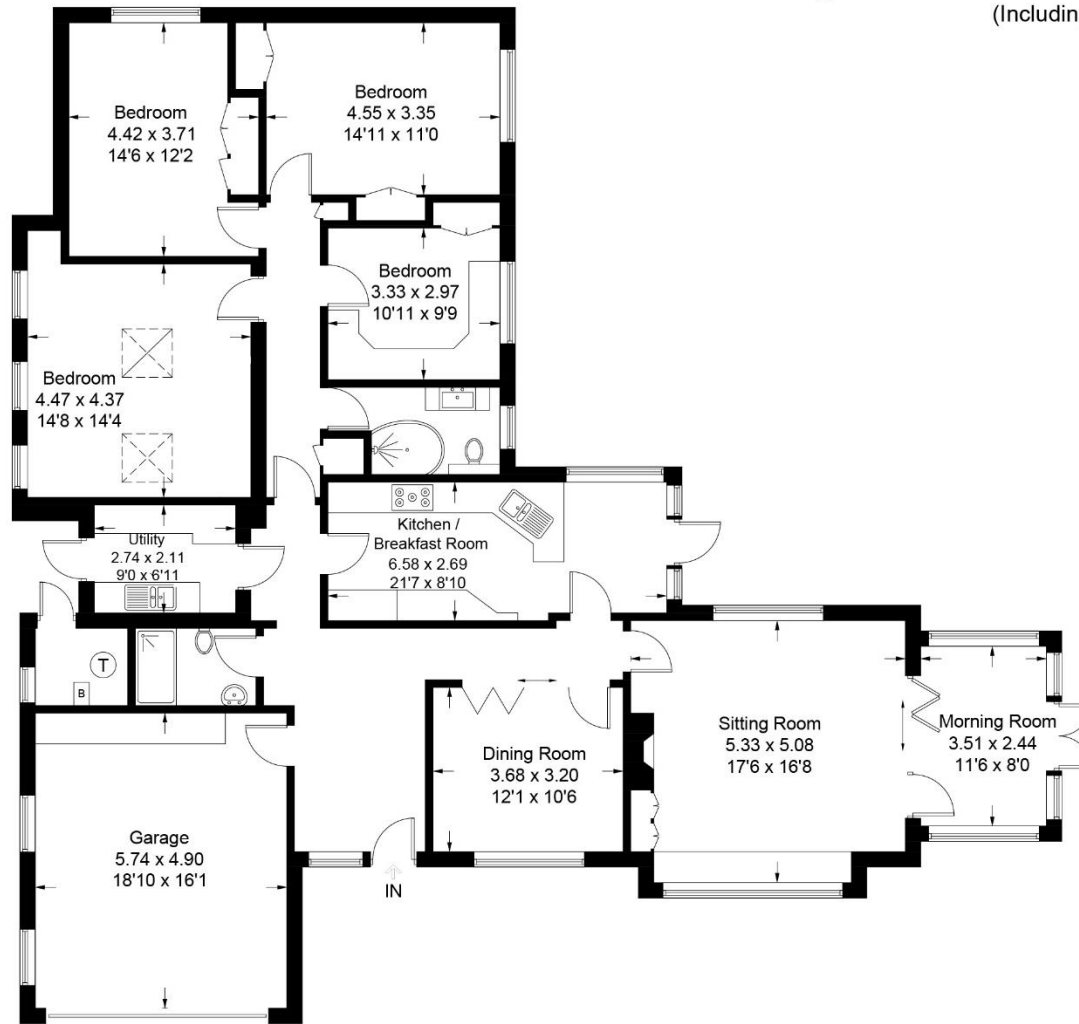








Approximate Gross Internal Area = 211 sq m / 2271 sq ft  
(Including Garage)



**Ground Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID357953)

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