



Beeches Ermyn Way, Leatherhead, Surrey, KT22 8TW

Guide Price £780,000



- PLOT, WITH SCOPE FOR 2 HOMES (STPP)
- OUTLINE PLANNING PERMISSION (LAPSED)
- CONVENIENT SITUATION FOR ASHTEAD/L'HEAD SHOPS
- 3 BEDROOMS & FAMILY BATHROOM
- IN NEED OF UPDATING & MODERNISATION
- DETACHED BUNGALOW. PLOT 0.248 ACRES
- IDEAL FOR 'OUTSTANDING' SCHOOLS
- CLOSE TO ACRES OF GREENBELT COUNTRYSIDE
- LARGE DRIVEWAY & 2 GARAGES
- SOUTH WESTERLY ASPECT REAR GARDENS

## Description

The accommodation currently comprises:- A surprisingly large entrance hall currently used as an additional reception room, a bright sitting room with patio doors over looking an inviting south west facing family garden, dual aspect study, kitchen with a range of wall and base units with space for a range cooker and dishwasher, cloak/utility room with space for both a washing machine and tumble dryer.

The property benefits from two double ground floor bedrooms and a third double on the first floor which provides easy access to a good amount of eves storage. A family bathroom suite and a separate WC completes the ground floor accommodation.

Outside the property includes ample driveway parking for a number of cars, leading to two single garages, \* one with inspection pit \*. To the rear, the property boasts a good sized well screened enclosed family garden, with patio to the rear and is mainly laid to lawn, extending to some 85' with a sunny south westerly aspect.

Please note this home is now in need of modernisation and updating.

## Situation

The property is situated in a location convenient for highly regarded schools both state and private, including Downsend and St Andrew's nearby.

Shopping facilities close to hand include independent retailers on The Street in Ashted and Leatherhead, with services to London Waterloo and Victoria. Junction 9 of the M25 is within easy reach providing access to Heathrow and Gatwick International Airports.

The area abounds with acres of Greenbelt countryside within walking distance, ideal for walks, cycling and horse riding. Further recreational pursuits include golf at Tyrrells Wood and the RAC Country Club at Woodcote.

<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	F



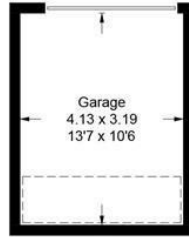
Approximate Gross Internal Area = 115.1 sq m / 1239 sq ft

Garages = 37.6 sq m / 405 sq ft

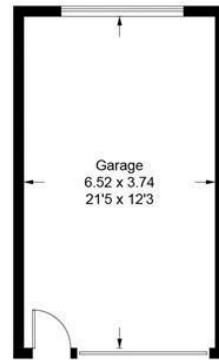
Store = 4.3 sq m / 46 sq ft

Total = 157 sq m / 1690 sq ft

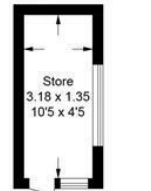
 = Reduced headroom below 1.5m / 5'0



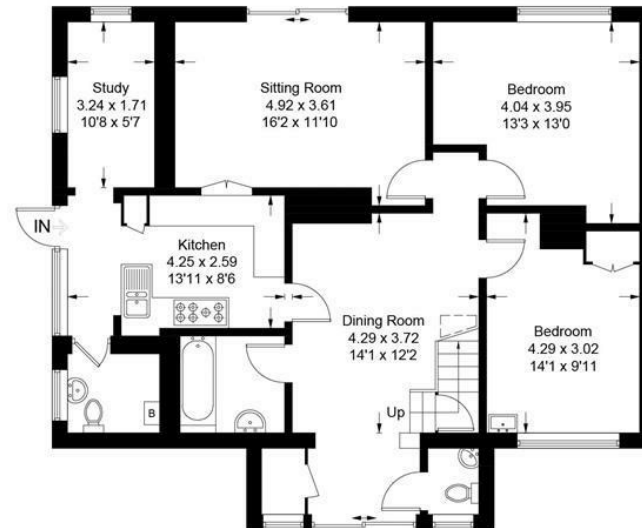
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



First 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.

66 Tudor House, Ashted, Surrey, KT21 1AW

Tel: 01372 271880 Email: [ashted@patrickgardner.com](mailto:ashted@patrickgardner.com)

[www.patrickgardner.com](http://www.patrickgardner.com)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

