



14 Hatherwood, Leatherhead, KT22 8TT
Guide price £900,000



A simply stunning detached family home offered to the market with no onward chain, located in a no through residential road, minutes from some of the areas most highly regarded schools.

An extended, ground floor layout includes a handy enclosed porch, a welcoming entrance hallway with fitted storage cupboard, a breathtaking open plan kitchen/dining/family room with island and bi-folding doors to the garden, a must have separate utility room, a downstairs WC, a good size living room and a work from home office.

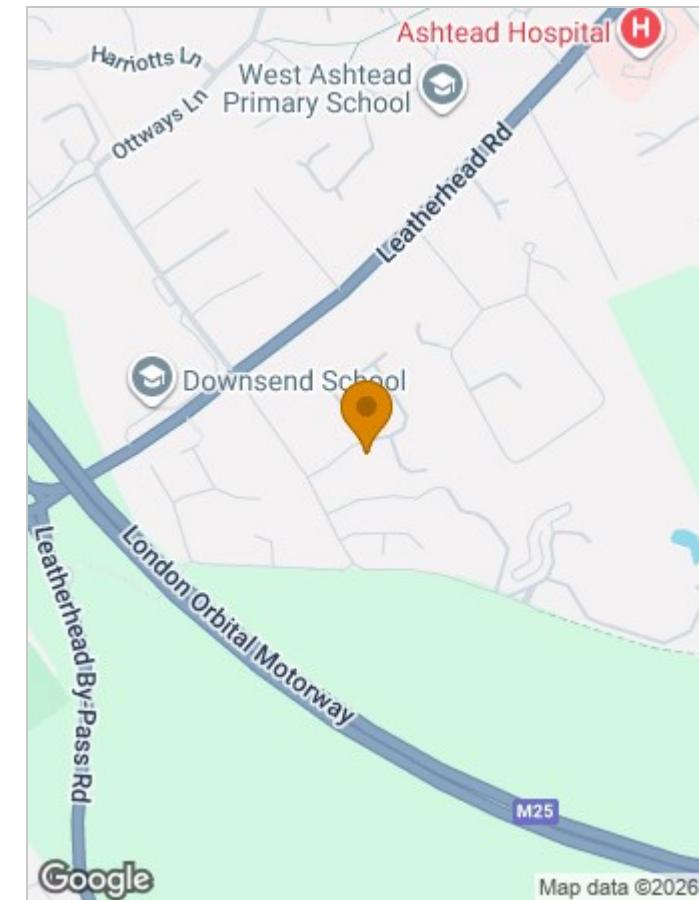
The first floor holds three double bedrooms, all serviced by a luxury family bathroom. Stairs to the second floor reveals a desirable principle suite, with lavish en suite, fitted wardrobes and additional eaves storage.

The predominately south facing garden has been beautifully landscaped and includes a paved patio area, good size lawn, planted borders, space for a large shed and handy side access to the front of the property, where there is off street parking.

Hatherwood is keenly placed close to both Leatherhead Town and Ashtead Village, giving access to abundant shops, cafe's, restaurants, supermarkets, pubs, gyms, some areas of extreme natural beauty and access to Junction 9 of the M25, leading to both Gatwick and Heathrow Airports. Mainline Stations can also be found in both Ashtead and Leatherhead, as well as multiple bus routes.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	
81	72		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Mark Coys Office on 01372 303703

if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 01372 303703

Email: guide@markcoys.co.uk