



Flint House Forest Road, Leatherhead, KT24 5DJ
Guide price £1,350,000

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A beautifully built, flint and brick detached family home, nestled on a idyllic tree lined road in sought after East Horsley.

A sweeping front driveway offers ample off street parking and access to an integral double garage with electric up and over doors.

A characterful porch gives way to the spacious entrance hallway which fans out to a front to back living room, a good size family/dining room, a modern fitted kitchen with solid eye and base level units and natural stone worktops, a stunning garden room, home office, utility room, downstairs WC and internal access to the garage.

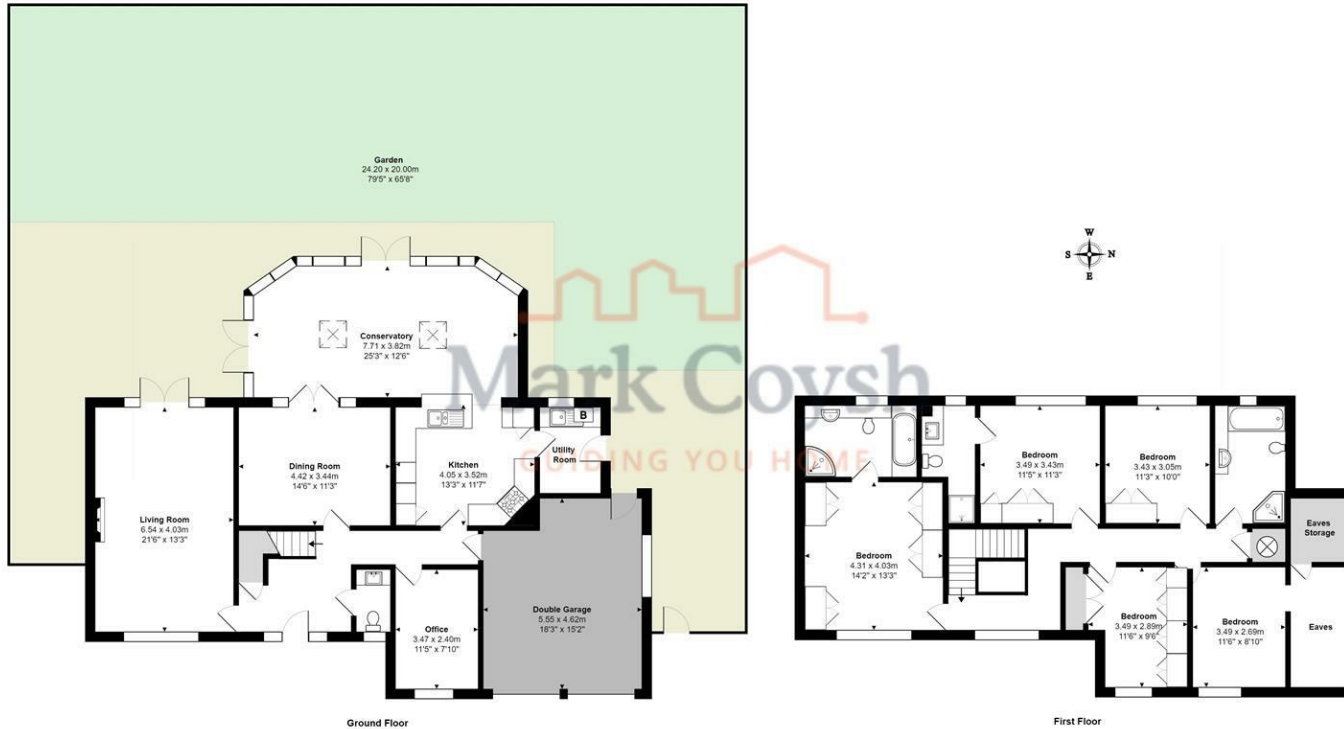
Stairs to the first floor galleried landing leads onto five well proportioned bedrooms, two with en suite facilities and a luxury family bathroom. There is also access to a sizable loft space.

The landscaped rear garden is a wide plot, well established and enjoys a quiet seclusion. There is a summer house, space for large sheds and a greenhouse and a large patio area.

Horsley Station which links to Waterloo is a short walk, whilst Guildford is under 8 miles away. The local shops nearby in East Horsley are exceptionally close for your day to day needs and there is easy access to the A3/M25 at Wisley. Most popular local schools include The Raleigh, Glenesk, Howard of Effingham, St Theresa's, and Cranmore.







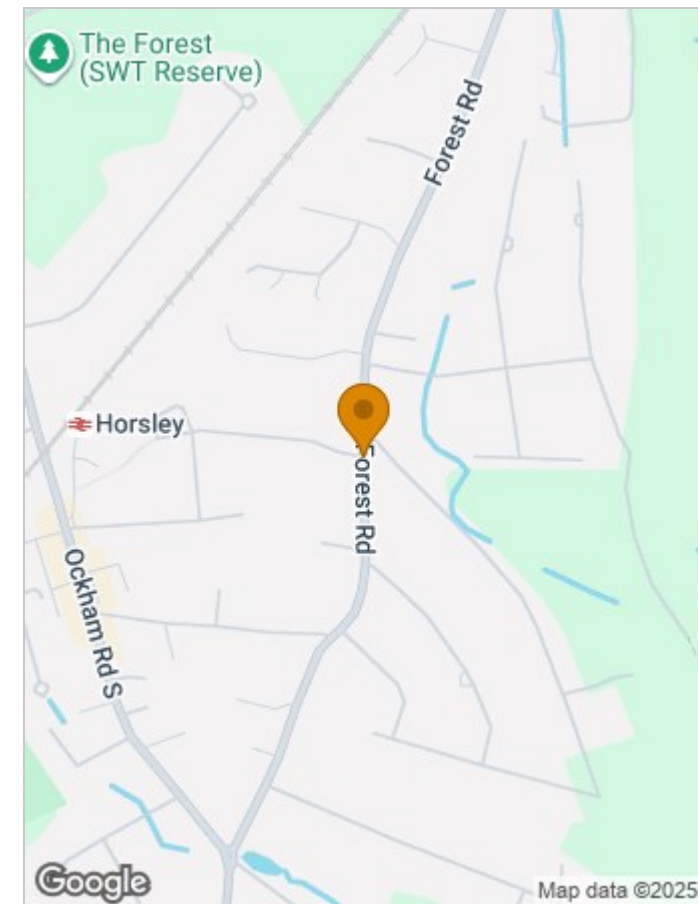
Forest Road, East Horsley
Total Area: 254.7 m² ... 2741 ft² (excluding garden)
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Viewing

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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	

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	