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Falcon Wood, Leatherhead, KT22 7TF

Offers Over £650,000

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Please Quote JI0900 For All Enquiries.

Tucked away in a peaceful cul-de-sac in the ever-popular Falcon Wood, this attractive four-bedroom family home offers a perfect balance of space, versatility, and tranquillity.

From the moment you arrive, the welcoming frontage with private driveway sets the tone. The garage has been thoughtfully converted into a utility room and separate store, creating valuable everyday practicality – though it could easily be reverted back to a full garage if desired.

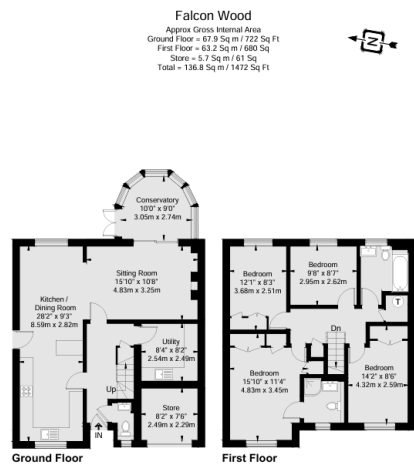
Step inside and you'll find a spacious open-plan kitchen/dining room extending over 28ft, perfect for family life and entertaining. A generous sitting room leads to the conservatory, where you can enjoy views of the garden year-round. There is also a ground floor WC for added convenience.

Upstairs, there are four well-proportioned bedrooms. The principal bedroom offers excellent dimensions with en-suite, while the remaining rooms are ideal for children, guests, or a home office. A family bathroom and additional WC complete the first floor.

One of the real highlights of this home is the large, private rear garden – bordered by mature trees and shrubs, it provides a wonderful sense of seclusion and space for outdoor living, children's play, or summer entertaining.

Falcon Wood enjoys a sought-after position in Leatherhead, offering a blend of peace and convenience. Families will appreciate the excellent choice of local schools, while commuters benefit from easy access to Leatherhead station, the A3, the M25, and key routes into London and the surrounding Surrey towns. Nearby shops, cafes, and green open spaces further enhance the appeal of this popular setting.





Viewed on 2025
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 While every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This information is for identification purposes only. No claim to scale, unless stated. Dimensions shown are to the nearest 2" and are to the points indicated by the arrow heads.

- Please Quote JI0900 For All Enquiries
- Four bedroom semi-detached home
- Driveway with off-street parking at the front
- Spacious 28ft open-plan kitchen/dining room
- Light-filled sitting room with conservatory
- Utility room and downstairs WC for added convenience
- Generous private garden with mature trees
- Convenient access to schools, shops, and commuter routes
- Garage conversion
- Peaceful cul-de-sac location in Falcon Wood, Leatherhead



Energy performance certificate (EPC)

19 Falcon Wood LEATHERHEAD TW20 7TJ	Energy rating C	Valid until	12 September 2033
		Certificate number	2632-8621-7900-0185-4296
Property type		Semi-detached house	
Total floor area		131 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance) <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60