



Guide Price
£885,000

Freehold

4x  2x  2x 

**Yarm Close,
Leatherhead, Surrey,
KT22**

OVER 60?

Secure this property
for up to **59% less!**

cubitt&west
Helping you move forwards

Accommodation

GROUND FLOOR

Hallway

Kitchen/Dining Area: 31'0 x 18'8 (9.46m x 5.69m)

Lounge : 33'2 x 12'6 (10.12m x 3.81m)

Play Room: 13'6 x 12'3 (4.12m x 3.74m)

Utility Area: 16'1 x 7'3 (4.91m x 2.21m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 32'7 x 12'6 (9.94m x 3.81m)

En-Suite Bathroom

Bedroom 2: 13'0 x 11'1 (3.97m x 3.38m)

Bedroom 3: 11'9 x 10'9 (3.58m x 3.28m)

Bedroom 4: 7'8 x 7'3 (2.34m x 2.21m)

Bathroom

OUTSIDE

Front & Rear Garden

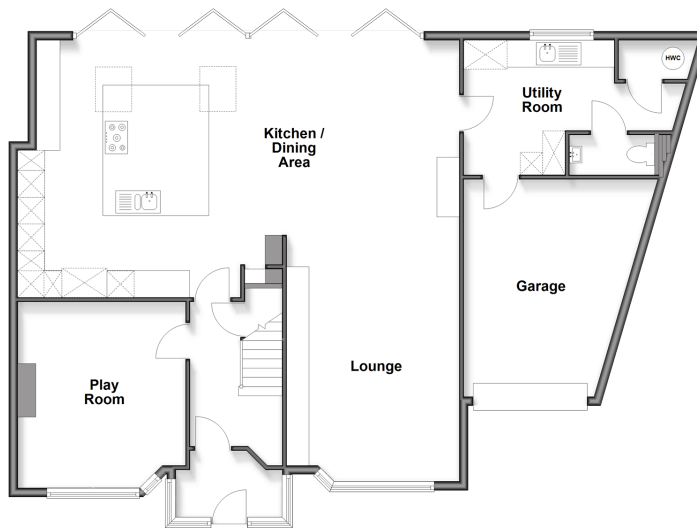
Garage

Driveway

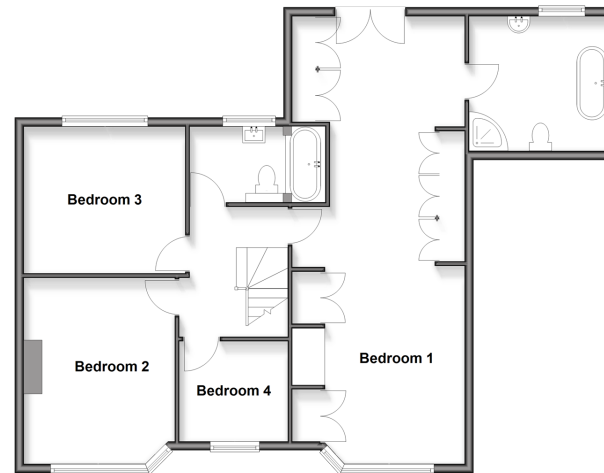
OUTBUILDING

Garden Room

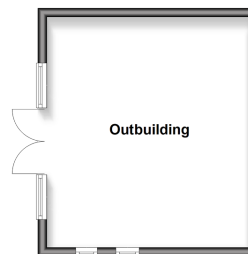
Ground Floor
Approx. 131.2 sq. metres (1412.6 sq. feet)



First Floor
Approx. 91.7 sq. metres (986.9 sq. feet)



Outbuilding
Approx. 23.2 sq. metres (249.6 sq. feet)





Main features

- Contemporary open plan kitchen/dining area/lounge
- Desirable residential area
- Fantastic main bedroom with dressing area and en-suite bathroom
- Generous garden with garden room for extra space
- Driveway & garage



Nearest Schools

Primary Schools: St Peter's Catholic Primary 1.8 miles, West Ashted Primary 2.1 miles, Leatherhead Trinity School and Children's Centre 2.1 miles

Secondary Schools: Woodlands School 1.1 miles



Transport Information

Train Stations: Leatherhead 1.6 miles, Ashted 3.0 miles, Tattenham Corner 3.4 miles



Address

Yarm Close, Leatherhead, Surrey, KT22



Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

Call Leatherhead Branch 01372 373780 ■ [CubittAndWest.Co.Uk](https://www.CubittAndWest.Co.Uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



21108216/20250929/MB1/JL