



Epsom Road, Leatherhead KT22 8TQ

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Epsom Road
Leatherhead KT22 8TQ

A well presented Georgian style three bedroom semi-detached house with a south facing rear garden. This lovely home is well set back and secluded by high hedging and is located in a sought after location in Leatherhead.

Semi-Detached Georgian Style House

Three Bedrooms

Two Bathrooms

Gated Driveway

Three Reception Rooms

Mature & South Facing Garden

Well Secluded

0.6 Miles to Leatherhead Station

0.4 Miles to Leatherhead Town Centre

EPC Rating: D

Located in a sought after area of central Leatherhead, the house is a short distance from local shops, restaurants, cafes and Leatherhead train station.





On entering this excellent property, a useful porch opens into a welcoming hallway. Downstairs offers a bright and airy living room with double doors opening into conservatory. There is a well-equipped kitchen with a range of units, an island / breakfast bar and side access into the garden. The ground floor of this excellent property also provides a dining room and a shower room with WC.

To the first floor, a bright landing leads to three well proportioned bedrooms. There is also a three-piece family bathroom.

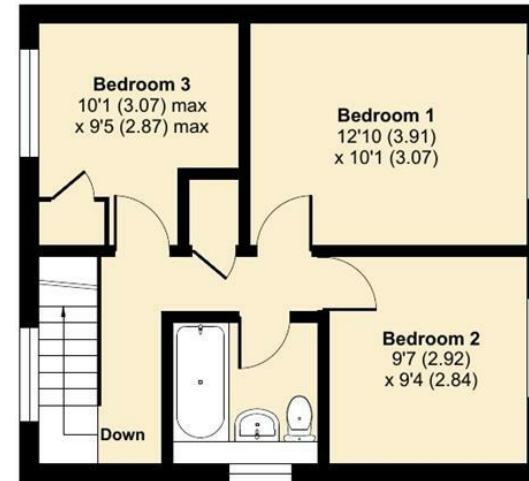
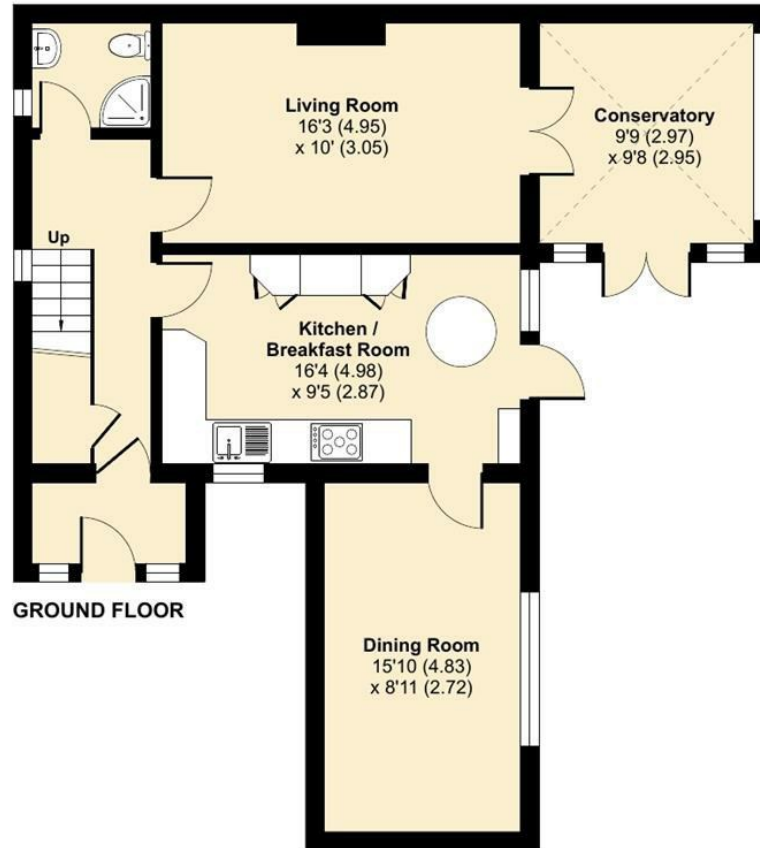
Externally to the rear there is an attractive well maintained southerly facing mature garden surrounded by trees and shrubs. The garden also benefits from a paved patio area and a pergola. To the front, there is a gated driveway with parking for two cars.



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Approximate Area = 1172 sq ft / 108.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for V&H Homes. REF: 1036677

V&H Homes

01372 221 678

sales@vhomes.co.uk

www.vhomes.co.uk



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