



Beech Holt, Leatherhead KT22 8RE

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## Beech Holt Leatherhead KT22 8RE

*An attractive Tudor Style four bedroom detached house with DOUBLE GARAGE and a secure private garden situated in a desirable cul de sac in SOUTH LEATHERHEAD within easy access to sought after schools including ST JOHN'S and DOWNSEND. The property is offered for sale with no chain.*

19'8" Master Bedroom Suite

Three Further Bedrooms

Family Bathroom

Three Reception Rooms

Kitchen/Breakfast Room

Double Garage

Attractive Rear Garden

Cul De Sac Location

No Chain

EPC Rating E







The ground floor accommodation has a generous dual aspect lounge, a separate dining room and a spacious comprehensively fitted kitchen with space for a breakfast table next to the patio doors overlooking the garden. There is also a useful utility room, a cloakroom and a study.


The first floor offers a generous master bedroom with en-suite, plus three further bedrooms and the family bathroom.

Externally, the front of the property has a well maintained lawn and a driveway leading up to the DOUBLE GARAGE which is attached to the property.

The delightful gardens are privately screened by mature hedges and plants. There are attractive flower beds and a terraced area with outdoor seating.





 =Reduced Headroom Below



**First Floor**



**Ground Floor**

Approximate Gross Internal Floor Area : 147.40 sq m / 1586.60 sq ft  
(Excluding Garage)

Garage : 25.40 sq m / 273.40 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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