



Brancaster Grove, Leatherhead KT22 8FE

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## Brancaster Grove Leatherhead KT22 8FE

*This substantial and beautifully presented detached house was built in 2012 by Croudace Homes and is one of the two largest plots on the development.*

Five Double Bedrooms

Three Bathrooms

Garage

Two Spacious Reception Rooms

Study

Large Kitchen / Breakfast Room

Utility & Cloakroom

Outstanding Local Schools

Built in 2012

EPC Rating: C

Brancaster Grove is a sought after residential road situated just 0.5 miles from Junction 9 on the M25, 1.6 miles from Leatherhead Station and is within catchment of outstanding local schools.





On entering the house, an entrance hall leads to the bright double aspect sitting room which benefits from a charming bay window and a feature fireplace. The spacious kitchen is contemporary and offers a breakfast bar, integrated appliances and views to the rear garden. The ground floor of this executive family home also boasts a large dining room with bi-fold doors to the garden, a useful utility room and a cloakroom / W.C. The property also benefits from a study.

To the first floor, the landing leads to three double bedrooms and a modern family bathroom. The master bedroom benefits from an en-suite shower room. The top floor of this outstanding home offers two further double bedrooms, one of which also provides an en-suite shower room.

Externally and to the front of the property there is driveway parking, an integral garage and a charming front lawn. To the rear is the secluded and well kept garden which is mainly laid to lawn and also with a large patio, perfect for al-fresco dining.



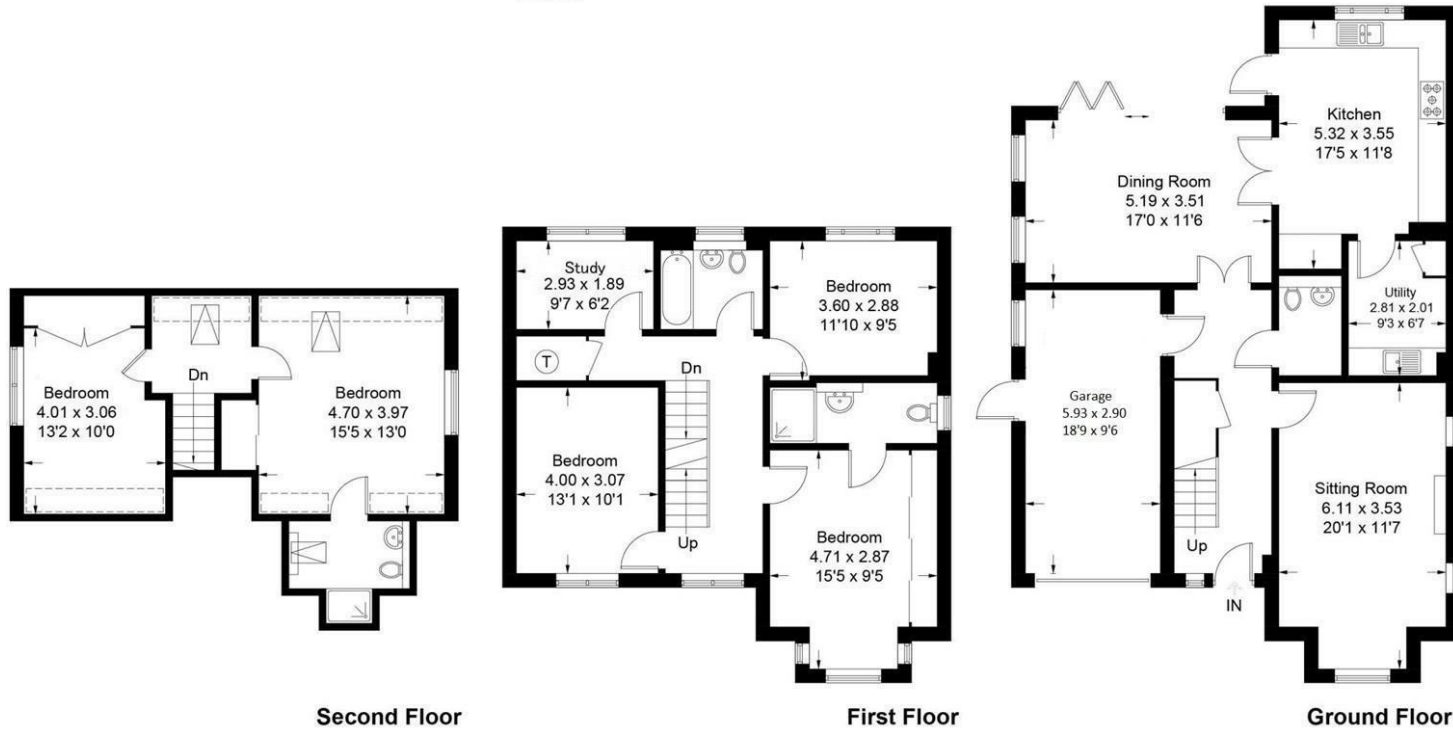


Approximate Gross Internal Area = 208.7 sq m / 2246 sq ft

Garage = 8.7 sq m / 94 sq ft

Total = 217.4 sq m / 2340 sq ft

 = Reduced headroom below 1.5m / 5'0"



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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