



Offers In Excess Of

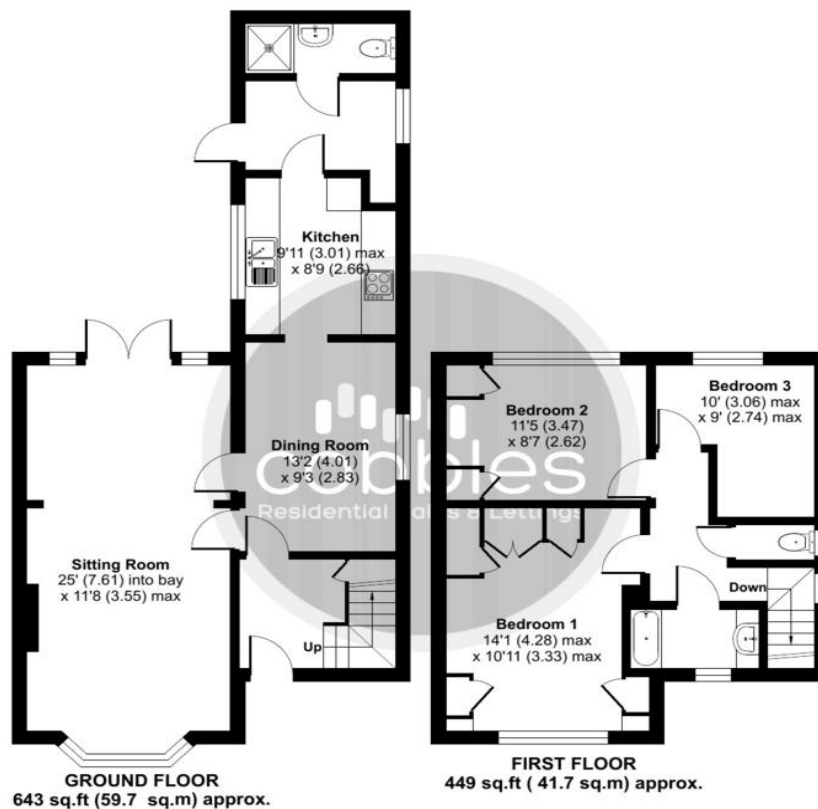
**£800,000**

## **Silkmore Lane | Leatherhead**

### **Freehold**

Nestled peacefully within the highly desirable Silkmore Lane, offering a perfect blend of peaceful surroundings and convenient access to local amenities, this property is a rare find and presents a fantastic opportunity for buyers looking to create their dream home.

Sitting on a generous plot, the property boasts ample scope for extension to the side, rear, or even into the loft (STPP).



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Cobbles Property Ltd. REF: 1266655

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

- Detached House
- Large Garden
- Council Tax Band - G
- Chain Free
- Off Road Parking
- EPC Rating - D