



Driftway, Downs Lane, Leatherhead, KT22 8JJ

Offers In Excess Of £900,000



- DELIGHTFUL DETACHED HOME
- ANNEXE POTENTIAL\*
- LARGE SITTING ROOM
- QUIET LOCATION
- DOUBLE GARAGE

- FOUR BEDROOM - THREE BATHROOMS
- KITCHEN BREAKFAST ROOM
- CONSERVATORY
- WALKING DISTANCE TO TOWN
- NO CHAIN

## Description

This stylish four bedroom detached home has an idyllic setting with a high degree of seclusion and could be best described as a 'hidden gem', set in a sought after road within walking distance of the town centre, countryside walks and cycle routes.

The ground floor accommodation comprises a lovely double aspect sitting room with balcony, 17'11 x 14 kitchen dining room with integrated appliances and conservatory with views over the rear gardens. The master bedroom has fitted wardrobes and en suite with large walk in shower. there are two further bedrooms and separate bathroom.

\* Stairs from the hall lead down to an impressive utility area, shower room and fourth bedroom. This area could easily be used as a separate annexe. There is a return door from the utility area to the double garage.

Outside, there is a good sized driveway provide off street parking for two/three cars, steps lead to a landscaped front garden providing access to front door, balcony and side access to the rear garden. The rear garden has cleverly designed to incorporate a pond, rockery, small lawn, greenhouse and patio.

Conveniently for a purchaser there is no onward chain.

## Situation

Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose Local and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town.

The main line railway station offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is only a two-minute drive away, providing easy access to both. Gatwick and Heathrow Airports.

There is a wide range of quality private and state schooling in the general area. Private schools include St. John's in Leatherhead, Downsend Prep School, City of London Freeman's School in Ashted and state schools include St Andrew's RC School and Therfield Secondary School, both in Leatherhead.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts farm and Epsom Downs where the famous Derby is held. There are numerous golf clubs close by including The RAC Country Club in Epsom and in Leatherhead Tyrrells Wood Golf Club and Beaverbrook Private Members Club with its world class golf course set in 400 acres.

**Tenure**

Freehold

**EPC**

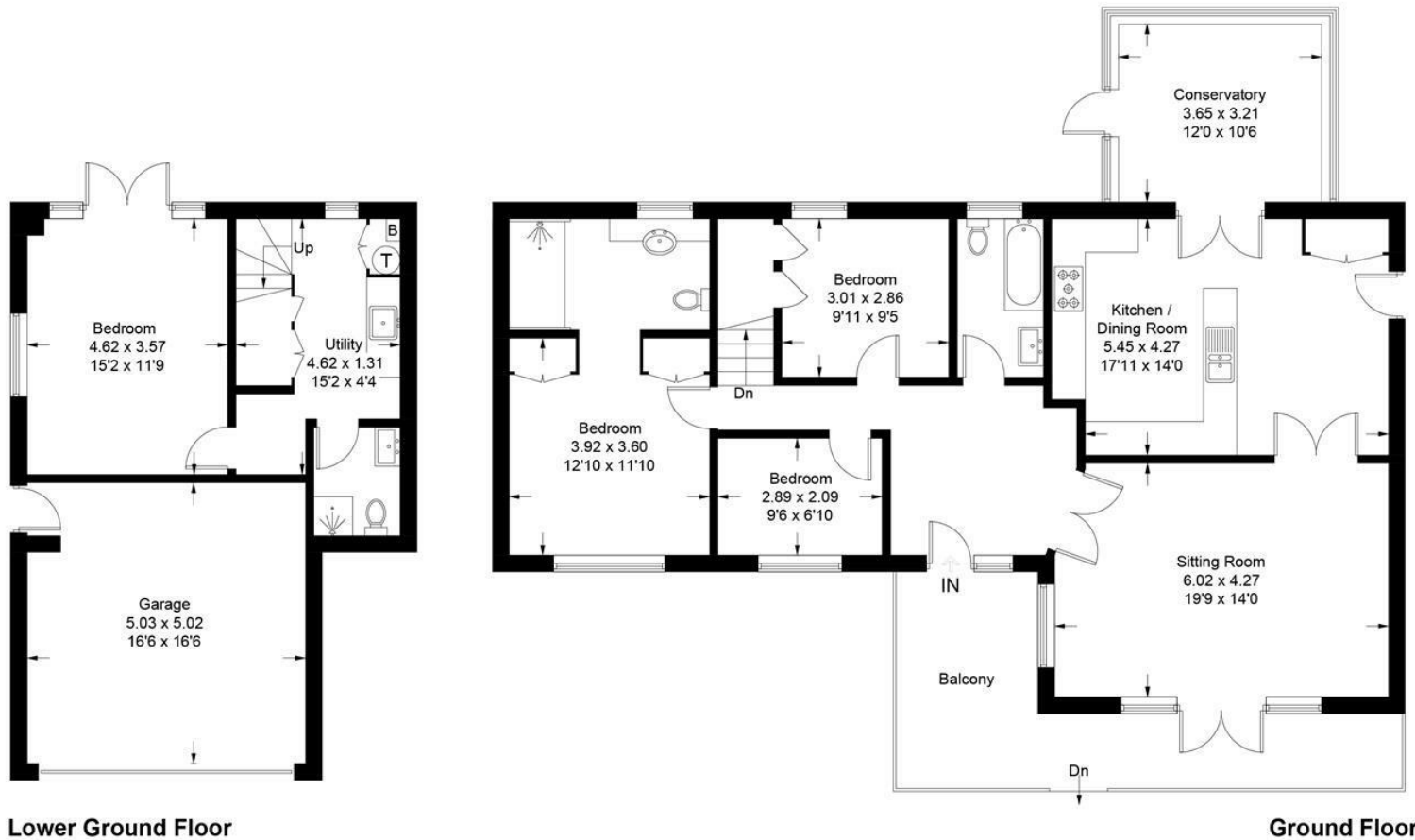
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**Council Tax Band**

E



Approximate Gross Internal Area = 157 sq m / 1690 sq ft  
Garage = 25.4 sq m / 273 sq ft  
Total = 182.4 sq m / 1963 sq ft



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. (ID971817)  
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