



5 Beech Holt, Leatherhead, Surrey, KT22 8RE

Price Guide £999,950



- MODERN DETACHED HOUSE
- CLOSE TO RECREATION GROUND
- 4 BEDROOMS
- 2 BATHROOMS (ONE EN-SUITE)
- AMPLE ADDITIONAL DRIVEWAY PARKING
- LOCATED IN A CUL DE SAC
- GOOD SIZE GARDENS TO SIDE AND REAR
- 3 RECEPTION ROOMS
- ATTACHED DOUBLE GARAGE
- WALKING DISTANCE OF LEATHERHEAD

## Description

Located on the fringe of Leatherhead town and situated at the head of a quiet cul de sac of just six properties and a few minutes walk to Fortyfoot Recreation Area, this modern detached house provides excellent 4 bedroom accommodation and a good size garden to the side and rear.

The accommodation comprises on the ground floor, a spacious reception hall with a downstairs cloakroom, kitchen/breakfast room with separate utility room, sitting room with double aspect, dining room and further family room/study.

The first floor offers an impressive principal bedroom with en-suite, three further bedrooms and a family bathroom.

The attractive mature rear garden enjoys a high degree of privacy. The front and rear gardens are mainly laid to lawn with well stocked borders and a range of specimen trees and shrubs. There is a good size patio area.

There is an attached double garage and ample parking for several vehicles on the double width driveway.

<b>Tenure</b>	Freehold
<b>EPC</b>	E
<b>Council Tax Band</b>	G



## Situation

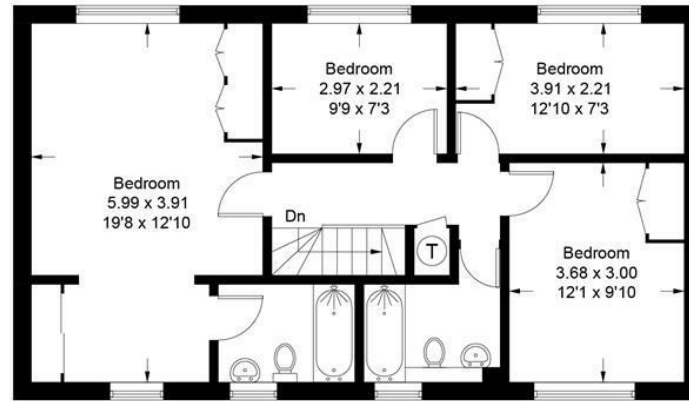
Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose Local and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town.

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 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.

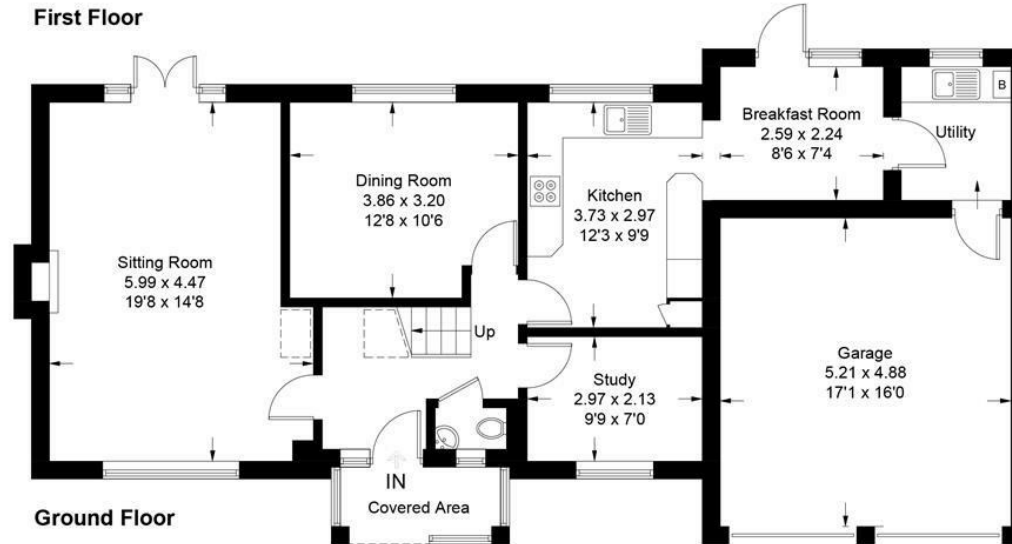
In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts farm and Epsom Downs where the famous Derby is held. There are numerous golf clubs close by including The RAC Country Club in Epsom and in Leatherhead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

Approximate Gross Internal Area = 172.8 sq m / 1860 sq ft  
(Including Garage)



= Reduced headroom below 1.5m / 5'0

First Floor



Ground Floor

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. (ID1066835)

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