



26 Randalls Road, Leatherhead, Surrey, KT22 7TQ

Offers In Excess Of £875,000



- 1930's DETACHED FAMILY HOUSE
- THREE/FOUR BEDROOMS
- LARGE OPENPLAN  
KITCHEN/DINING/LIVING ROOM
- LARGE RECEPTION HALL
- 75' SOUTH WEST FACING GARDEN

- 1892 SQFT EX OUTBUILDINGS
- STUDY/GUEST BEDROOM
- UTILITY/CLOAKROOM
- OFF STREET PARKING
- SOLAR PANELS

## Description

This 1930's detached four bedroom family house is extended to the front and the rear. The well proportioned accommodation comprises of a large open plan kitchen, dining and sitting room to the rear of the ground floor with a play room and a study, which could be used as a fourth/guest bedroom, at the front. In addition to these there is a shower room and a utility room with external side access.

From the hall a turned staircase leads to the first floor landing with linen cupboard and access hatch to the loft space. There are three good sized bedrooms and a large family bathroom with separate shower and bath.

Outside, there is a block paved driveway with parking for three cars. Gated side access leads to the 75ft rear South West facing mature garden with a patio looking out over the greenbelt fields that form the rear boundary with a shed for garden storage.

The property has been remodeled with energy efficiency in mind. Solar panels have been installed generating circa £1,000 savings annually and the exterior of the house was rendered with K-Rend which improves both the aesthetics and the insulation. In addition to this the house has underfloor heating in the new kitchen/dining area as well as double glazing throughout. These attributes all help contribute to the high EPC rating that the property has received.



## Situation

Located on Randalls Road this property is within walking distance of the town centre, Waitrose, Parish Church, Nuffield Health Fitness & Wellbeing Gym and mainline station. The town offers a wide variety of quality independent restaurants and coffee shops. Within the area there are highly regarded both state and private schools including in Leatherhead St John's School and Downsends School whilst at nearby Mickleham is Box Hill School.

Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

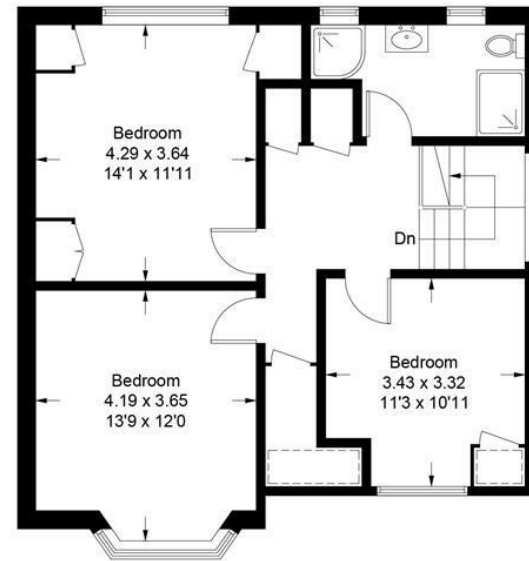
The general area abounds in Green Belt countryside, offering plentiful of outdoor activities at Bocketts Farm, Denbies Wine Estate, and Polesden Lacy. Epsom Downs (home of the famous Derby horse race) is within 15 minutes drive and Headley Heath is just 10 minutes away.

Tenure	Freehold
EPC	B
Council Tax Band	F
	F

Approximate Gross Internal Area = 175.8 sq m / 1892 sq ft



 = Reduced headroom below 1.5m / 5'0



**Ground Floor**

**First 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. (ID1160290)

www.bagshawandhardy.com © 2025

1-3 Church Street, Leatherhead, Surrey, KT22 8DN  
**Tel:** 01372 360078 **Email:** leatherhead@patrickgardner.com  
**www.patrickgardner.com**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

