



 **patrick
gardner**
RESIDENTIAL

14 Yarm Close, Leatherhead, KT22 8NZ

Price Guide £749,500



- 3 DOUBLE BEDROOMS
- OFF STREET PARKING
- MODERNISED THROUGHOUT
- FITTED KITCHEN
- THREE RECEPTION ROOMS
- LARGE GARDEN
- GARAGE
- DOWNSTAIRS SHOWER/CLOAKROOM
- POTENTIAL TO EXTEND (STPP)
- CUL-DE-SAC LOCATION

Description

Built in the 1950s this well maintained and modernised three bedroom family house is situated in a sought after cul-de-sac and offers off street parking, garage and a sizeable garden perfect for entertaining.

The ground floor accommodation comprises of a hall with cloakroom/shower, sitting room with electric fire and family room that leads through to a sunny dining room with a feature window and a modern kitchen breakfast room with a view over the garden.

Upstairs, the principle bedroom has fitted wardrobes, there are two further double bedrooms and fully tiled family bathroom with separate shower and bath.

The large garden offers two superb seating areas and a large shaped lawn with mature trees and hedging.

There is space for enlargement (STPP).

Tenure	Freehold
EPC	C
Council Tax Band	F

Situation

The property is situated on the sought after South side of Leatherhead located approximately a half a mile from Leatherhead town centre. Within a short drive is Polesden Lacey, Denbies Wine Estate, Norbury Park and Bocketts Farm.

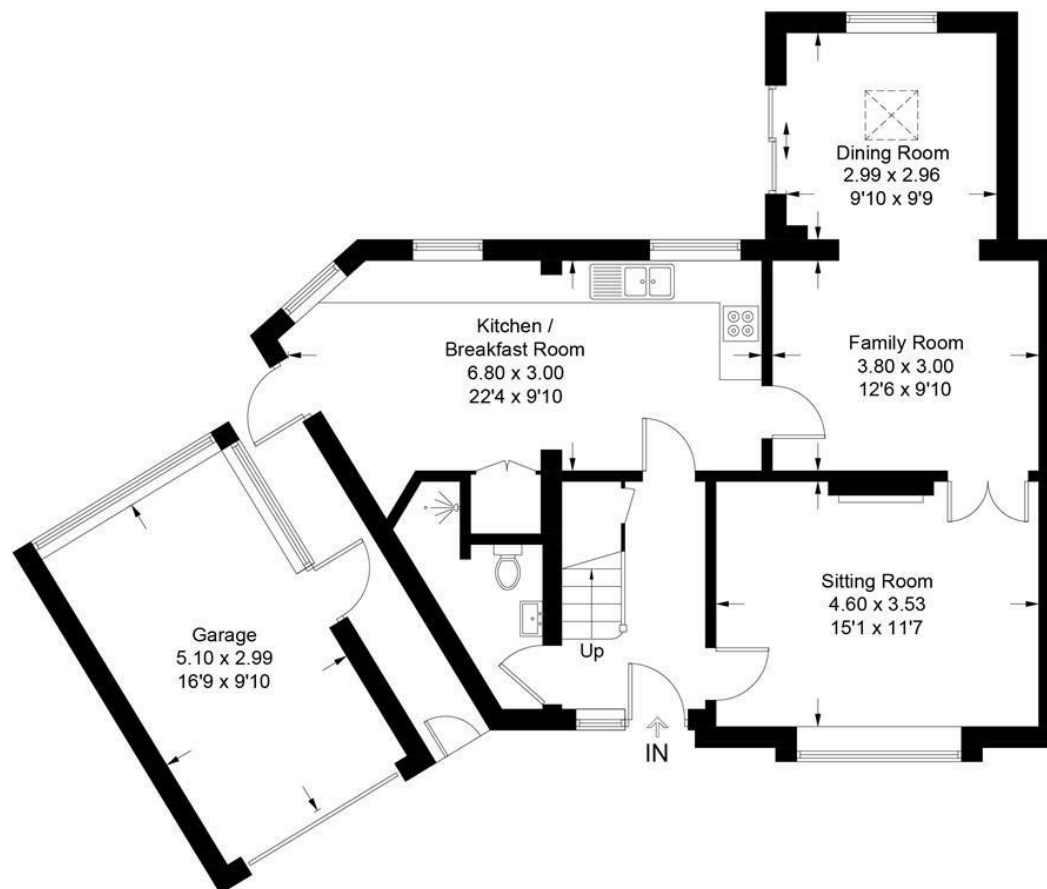
Leatherhead town centre offers an excellent range of shopping facilities including Waitrose in Church Street, Nuffield Health Centre, Leatherhead Leisure Centre at Fetcham Grove and main line railway station just off Station Road which provides fast and frequent services to London Waterloo & Victoria.

There is private schooling at Downsend & St. John's School in Leatherhead, Boxhill School at Mickleham whilst at Ashted is City of London Freeman's School. There are also excellent primary, middle and senior state schools in Leatherhead including, for older children, St. Andrews RC School and Therfield.

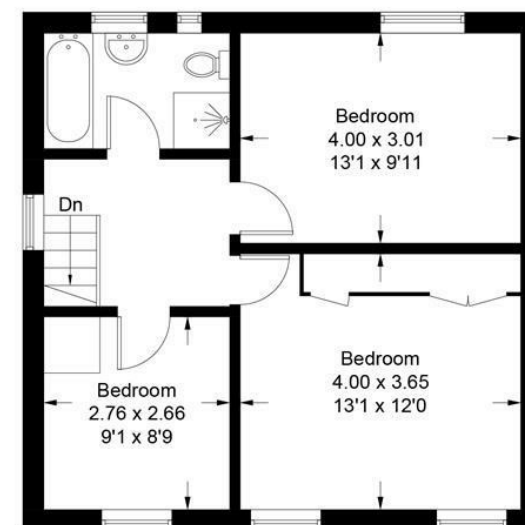
Gatwick and Heathrow International Airports can be easily accessed via nearby Junction 9 of the M25 and the A3 at Cobham provides fast commuter access to London and the West End.



Approximate Gross Internal Area = 117.0 sq m / 1259 sq ft
 Garage = 15.4 sq m / 166 sq ft
 Total = 132.4 sq m / 1425 sq ft



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. (ID1184834)

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.

