



Brancaster Grove, Ermyn Way
Leatherhead

Brancaster Grove Ermyn Way

Leatherhead

VACANT and ready to move in! New carpets throughout. Five bedrooms, three bathrooms, study, two receptions PLUS fitted kitchen and utility. Walk to St Andrews and Downsends Schools.

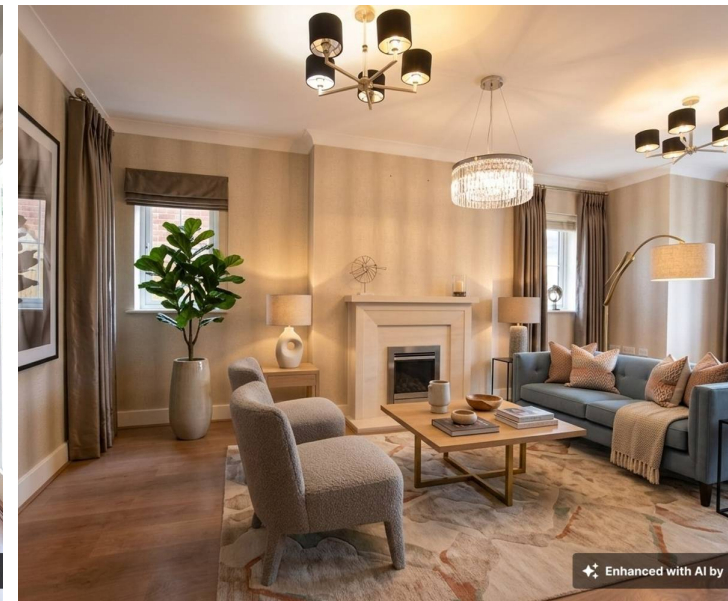
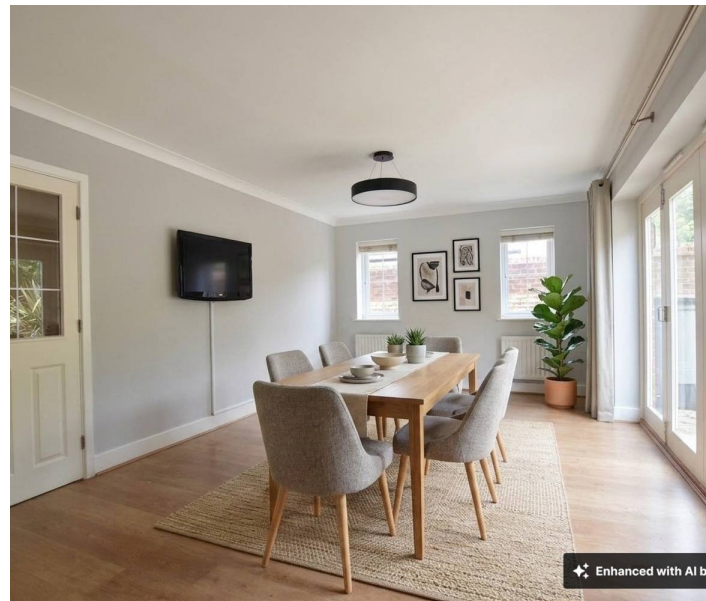
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Detached House
- Five Double Bedrooms
- Three Bathrooms
- Two Reception Rooms
- Utility Room
- Built in 2012
- Bordering Ashted Village





Brancaster Grove Ermyn Way

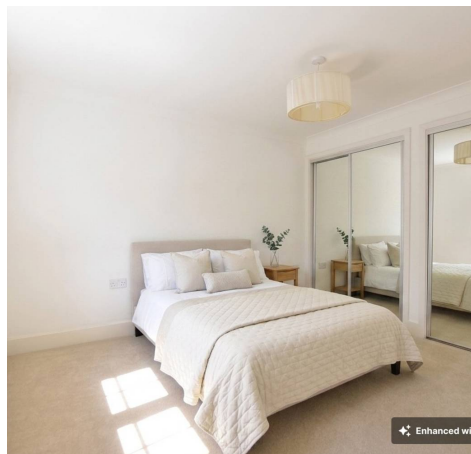
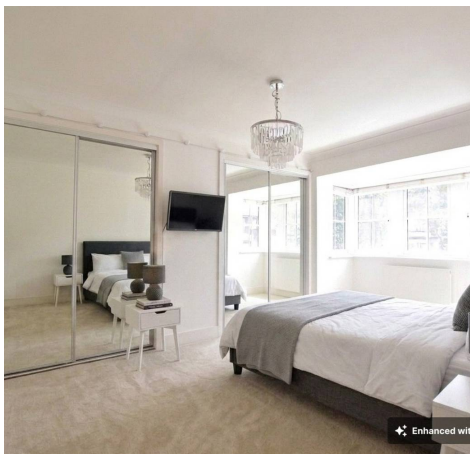
A very well presented, SUBSTANTIAL five bedroom, three bathroom family home situated in a quiet cul de sac on the Ashted/Leatherhead border, close to sought after schools including Downsend, St Andrew's and St Peter's and also St John's.

On entering the house, an entrance hall leads to the bright double aspect sitting room which benefits from a charming bay window and a feature fireplace. The spacious kitchen is contemporary and offers a breakfast bar, integrated appliances and views to the rear garden. The ground floor of this executive family home also boasts a large dining room with bi-fold doors to the garden, a useful utility room and a cloakroom / W.C.

To the first floor, the landing leads to three double bedrooms, a modern family bathroom and a study. The master bedroom benefits from an en-suite shower room. The top floor of this outstanding home offers two further double bedrooms, one of which also provides an en-suite shower room.

Externally and to the front of the property there is driveway parking, and an integral garage. To the rear is the secluded, landscaped garden which is mainly laid to lawn with a large patio, perfect for al-fresco dining.

Brancaster Grove is a sought after residential road situated just 0.5 miles from Junction 9 on the M25, 1.6 miles from Leatherhead Station and is within catchment of outstanding local schools.



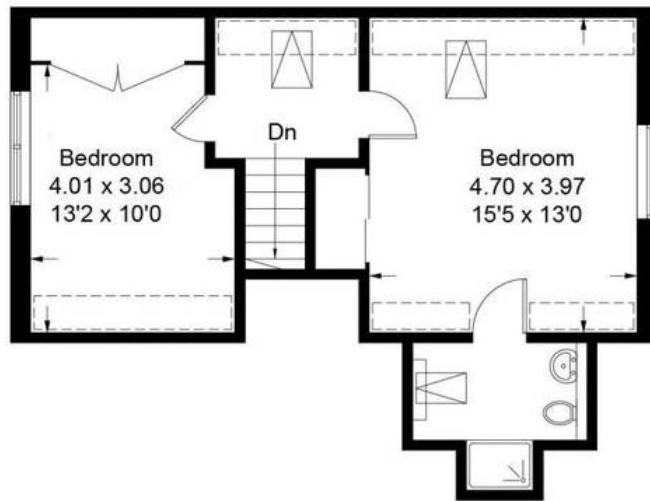
Approximate Gross Internal Area = 208.7 sq m / 2246 sq ft

Garage = 8.7 sq m / 94 sq ft

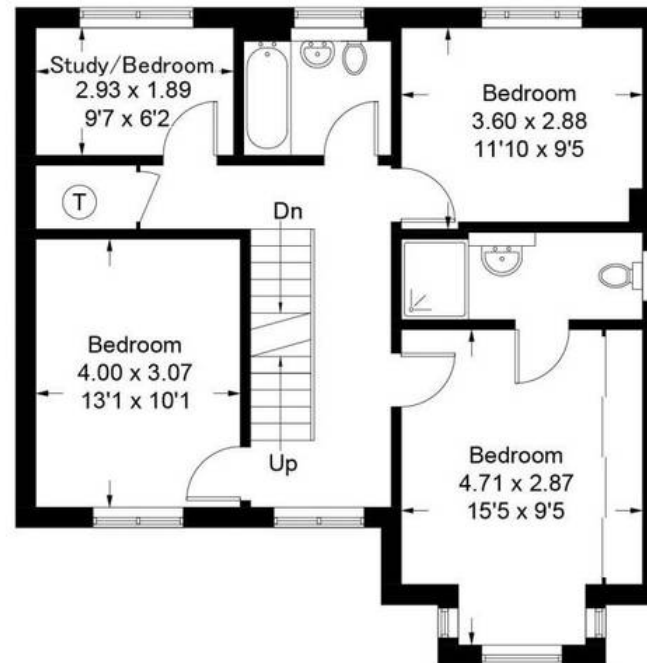
Total = 217.4 sq m / 2340 sq ft



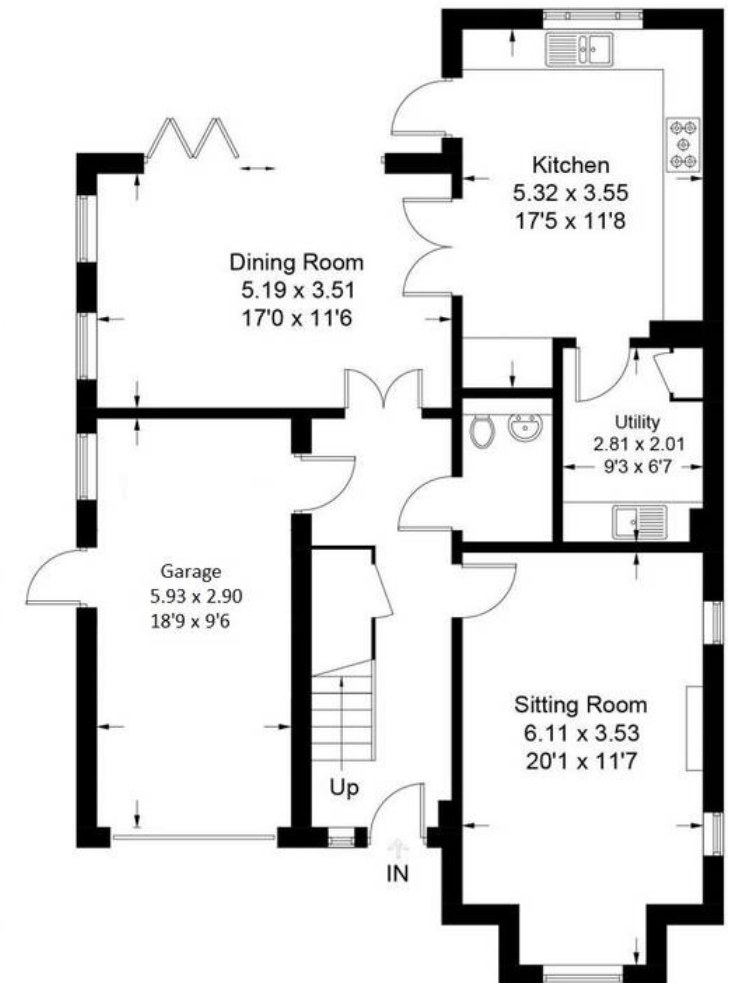
 = Reduced headroom below 1.5m / 5'0



Second Floor



First Floor



Ground Floor

V&H
HOMES

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.