



18 Heymede, Leatherhead, KT22 8PG
Guide price £900,000



A four bedroom family home set on the "much desired" south side of Leatherhead. Having undertaken a total refurbishment comprising of rewire, installation of central heating system, windows, doors and internal doors. Flooring throughout. A modern fitted kitchen, utility and bathrooms. Driveway and garden patio areas. Whilst still offering development opportunities (stpp). A further recent addition was the air conditioning to the living room and bedroom one.

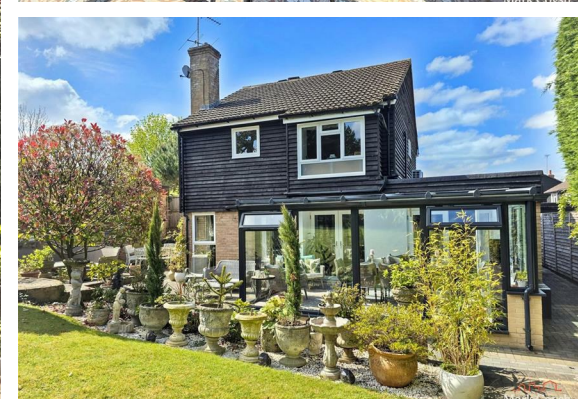
Each of the four bedrooms come with built in wardrobes and conveniently the house itself has an abundance of storage. Family bathroom, en-suite to the principle bedroom and downstairs WC.

The residence has a large lounge with feature fireplace, separate formal dining room an eat-in kitchen/breakfast room and a stunning, newly appointed garden room.

The landscaped rear garden is a particular feature, offering a large degree of seclusion and privacy, plenty of established plants and shrubs and a number of terraces for entertaining and enjoying the sun.

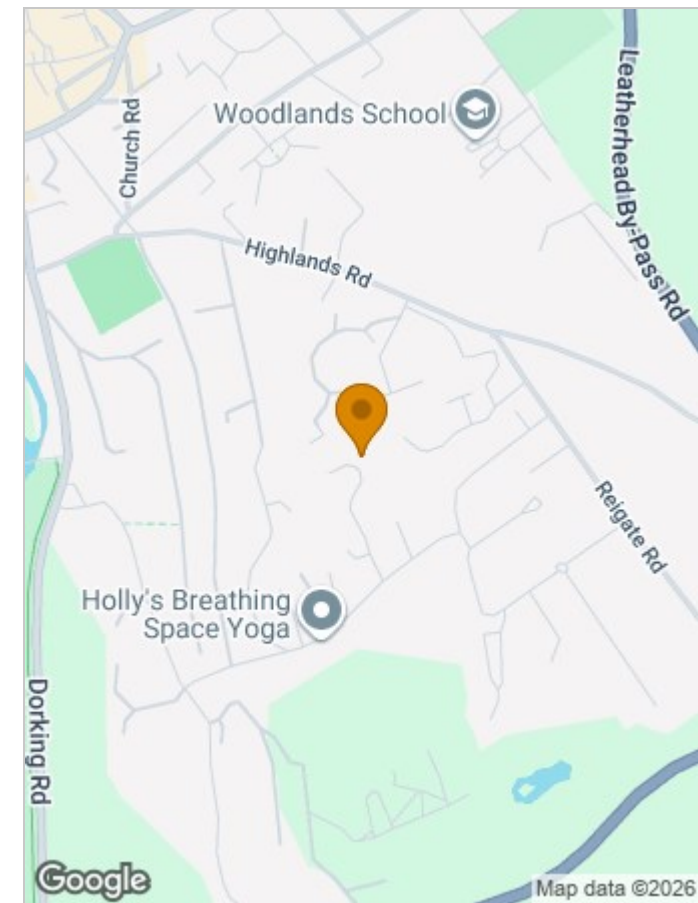
To the front of the property there is an attached double garage and driveway providing parking for a number of vehicles.

The current owners enjoy walking into the town, where some beautiful views of Norbury Park and beyond can be enjoyed. The town itself has a great selection of shops including a Waitrose, Sainsbury's and Lidl, as well as plenty of independent traders and a frequent market. Schools locally are well regarded





and there is a good selection to choose from. The mainline station is easily accessible, as well as a vast road network, including access to junction 9 of the M25, A3, A217 and A24. Gatwick and Heathrow Airports are also mercifully close after a long travel. For outdoor pursuits you are spoilt for choice, with plenty of walking and cycling opportunities at some of Surrey's most splendid areas of natural beauty.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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