



patrick
gardner
RESIDENTIAL

24 Yarm Court Road, Leatherhead, Surrey, KT22 8PA

Price Guide £750,000



- EXTENDED SEMI-DETACHED HOUSE
- THREE RECEPTION ROOMS
- 36'8 TANDEN GARAGE
- OFF STREET PARKING
- 1816 SQ.FT.
- FOUR BEDROOMS
- KITCHEN AND UTILITY ROOM
- 95' x 45' REAR GARDEN
- QUIET LOCATION
- WALKING DISTANCE TO TOWN

Description

With many delightful features, we highly recommend viewing this extended four bedroom semi-detached house located in a prime position within a quiet road on the south side of Leatherhead.

With a particularly bright interior, the accommodation includes hall with useful understairs cupboard, a double aspect sitting room with fireplace and lovely family room connecting the dining room, kitchen and outside terrace. There is also useful utility room and cloakroom.

On the first floor, the principal bedroom has fitted wardrobes and en suite shower room, there are three further good sized bedrooms and family bathroom.

Outside, there is a driveway with off street parking and adjoining lawn. The garage measures some 36' in length and has a useful rear personal door to the garden. The rear garden has a Westerly aspect and measures 95' x 45', the rear terrace has steps to a good sized lawn with mature boundary hedging and trees providing a high degree of privacy.

Tenure	Freehold
EPC	D
Council Tax Band	F

Situation

Yarm Court Road is a quiet, established residential road with similar character properties located in South Leatherhead within walking distance the town centre, Parish Church, Library, River and Nuffield Health Fitness & Wellbeing Gym.

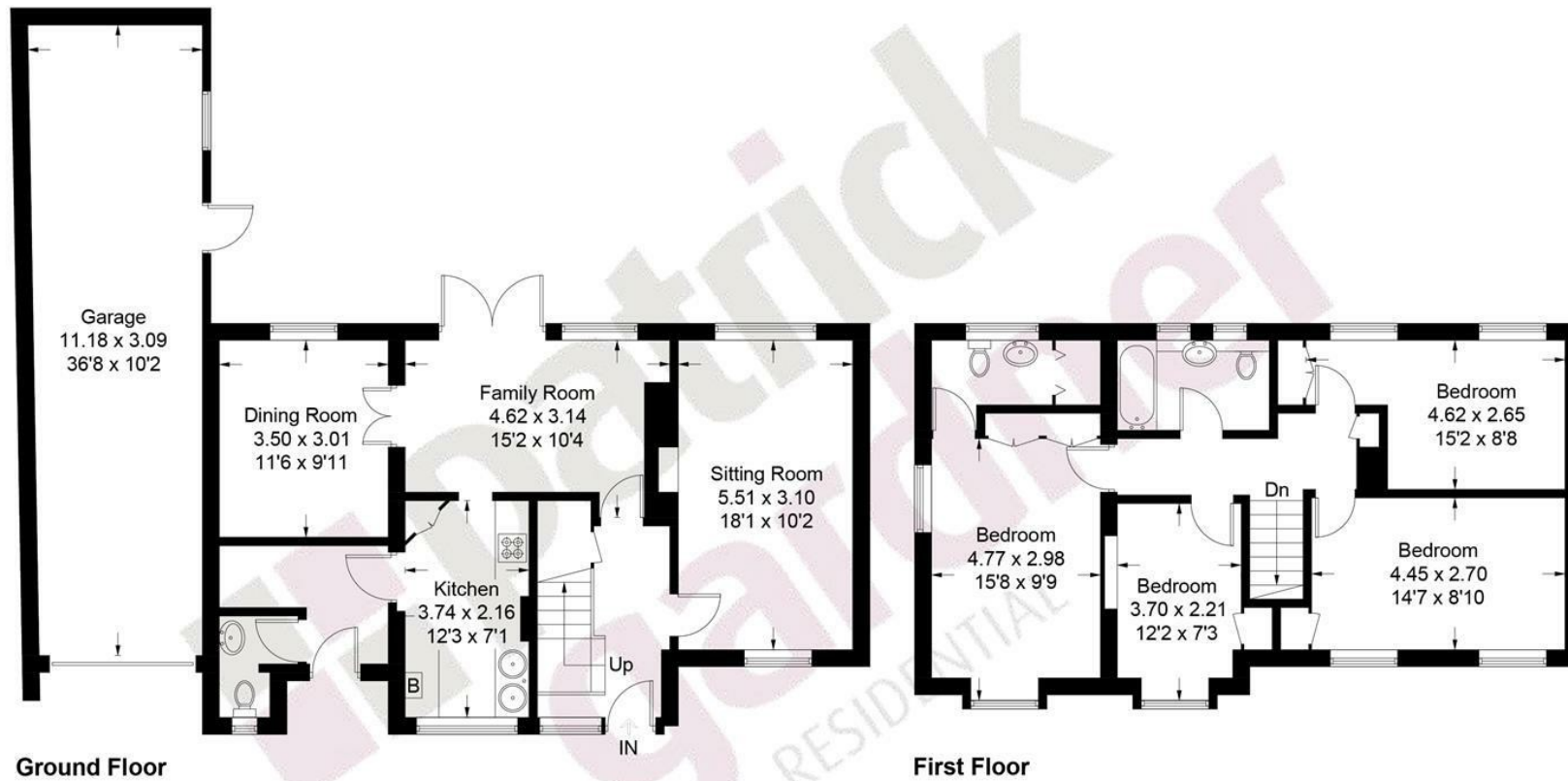
Leatherhead town centre offers a variety of shops including a Waitrose, Boots, and Sainsbury's within the part covered Swan Shopping Centre. The town centre itself offers a wide variety of independent restaurants, boutique coffee shops and pubs. Within the area there are highly regarded both state and private schools including Therfield, St Andrews, St John's School and Downsden School whilst at nearby Mickleham is RGS Surrey Hills.

Leatherhead is well located for commuter access to London Waterloo and Victoria with regular services of just over 45 minutes. Junction 9 of the M25 at Leatherhead offers access to the motorway network being almost equidistant between Heathrow and Gatwick International Airports.

The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand. Bocketts Farm, Polesden Lacey, Denbies Wine Estate and Norbury Park offer great family days out.



Approximate Gross Internal Area = 135.1 sq m / 1454 sq ft
Garage = 33.6 sq m / 362 sq ft
Total = 168.7 sq m / 1816 sq ft



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. (ID1297337)

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