



36 Hatherwood, Leatherhead, Surrey, KT22 8TT

Guide Price £750,000



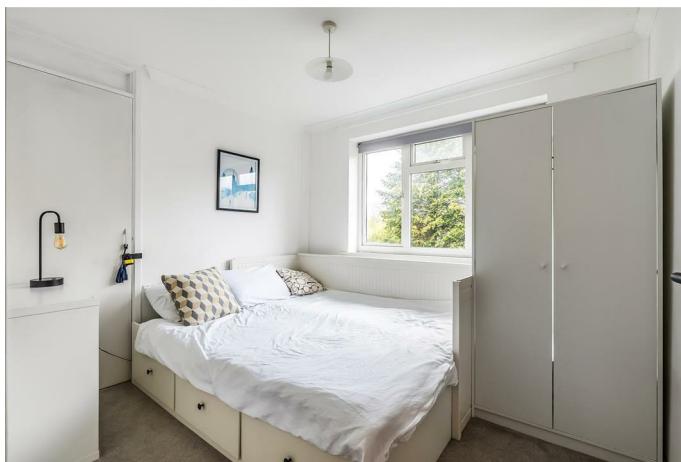
- FOUR BEDROOM DETACHED HOUSE
- CUL-DE-SAC LOCATION
- FRONT & REAR GARDENS
- CLOAKROOM/UTILITY ROOM
- CLOSE TO ACRES OF GREENBELT
- TWO RECEPTION ROOMS
- DRIVEWAY & DETACHED GARAGE
- FAMILY BATHROOM WITH SHOWER
- WALK TO STATE & PRIVATE SCHOOLS
- SHARE OF COMMUNAL GREEN

## Description

The front door opens onto an entrance hall with a handy cloakroom, coats cupboard & opens into a bright study/playroom with decorative bay window complete with wooden blinds. The modernised kitchen is situated to the rear of the property, featuring a range of wall & base units with a built in oven, fridge freezer, washing machine and dishwasher. From here there is a door to the garden and an archway to the dining area. The bright dining room has patio doors to the garden and leads through to a bright living room to the front of the home, with a return door to the hallway.

Stairs lead to the first-floor galleried landing with, access to loft space, airing & storage cupboards. The principal bedroom features a double sized built-in wardrobe and overlooks the rear garden. There are a further three good sized bedrooms 2 with built in wardrobes, all are served by a stylish modernised family bathroom suite boasting a freestanding shower.

Outside. The front garden provides ample driveway parking leading to gated side access with a detached garage beyond. The rear garden features patio area extending across the rear of the property, with a another patio to the far corner of the garden and is mainly laid to lawn with a shed, practical side and front garage access with mature borders providing much privacy.



## Situation

The property is situated in an established development of similar properties which overlook a pleasant green & conveniently located for first class comprehensive and private local schools, which include Downsend School and St Andrew's Secondary nearby.

Shopping facilities close to hand include an impressive range of independent retailers on The Street in Ashtead with more comprehensive shopping facilities located in the nearby towns of Epsom and Leatherhead.

Excellent road & rail links can be found nearby & include mainline stations at Ashtead & Leatherhead, with services to London Waterloo and Victoria. Junction 9 of the M25 is within easy reach & provides access to Heathrow & Gatwick International Airports.

Acres of Greenbelt countryside is within walking distance, which offers opportunities for mountain biking, running, dog walks and horse riding. There is a vast choice of recreational pursuits for all ages and most interests, which include golf at Tyrrells Wood and the RAC Country Club at Woodcote Park.

**Tenure**

Freehold

**EPC**

C

**Council Tax Band**

F

**N.B Residents Service**

£65.75 for 2026 for green maintenance &

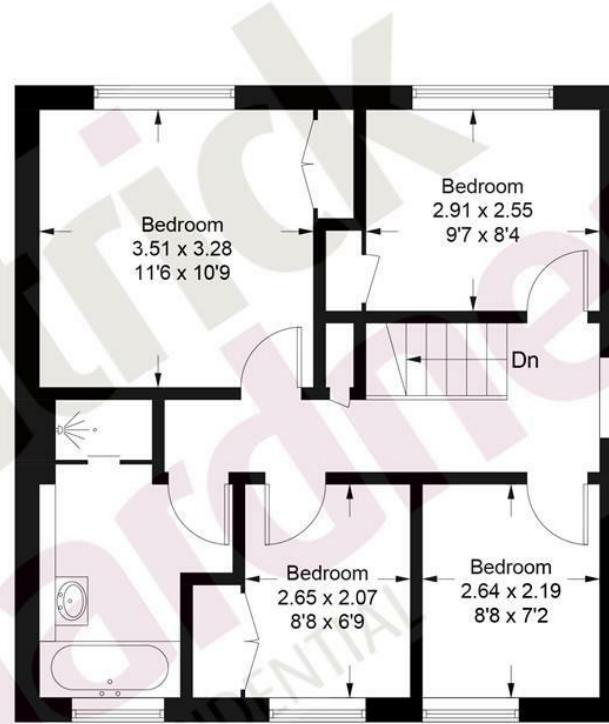
**Other**

 = Reduced headroom below 1.5m / 5'0

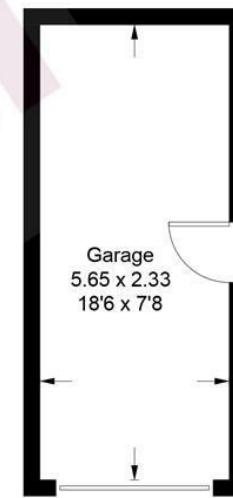
Approximate Gross Internal Area = 102.9 sq m / 1108 sq ft  
Garage = 13.3 sq m / 143 sq ft  
Total = 116.2 sq m / 1251 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

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. (ID1266778)  
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