



**The Fairway, Leatherhead**  
Leatherhead

**Offers Over £580,000**



**Bedrooms: 4**

**Bathrooms: 2**

A spacious and well-presented four-bedroom detached family home, ideally positioned in a popular residential road in Leatherhead, within easy reach of Therfield School, local amenities, Leatherhead town centre and the M25.

The property is approached via a generous driveway providing off-street parking for multiple vehicles, with further unrestricted parking available along The Fairway.

On the ground floor, an entrance porch leads into the home, which offers two separate reception rooms. One is currently arranged as a comfortable living room, while the second is being used as a home office, providing excellent flexibility for family life or those working from home.

At the heart of the property is the spacious open-plan kitchen and dining area, complete with a breakfast bar and plenty of room for entertaining. Beyond the kitchen is a useful utility room and downstairs WC, with direct access out to the rear garden.

The rear garden provides an excellent space for both relaxing and entertaining, featuring a covered seating area along with a separate garden cabin benefiting from electricity – ideal as a home office, studio, gym or hobby room.

Upstairs, the property offers four good-sized bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom.

Offering generous and versatile accommodation both inside and out, this attractive detached home would make an excellent choice for a growing family looking to settle in a well-connected part of Leatherhead.

EPC Rating: C.







**Bedrooms: 4**

**Bathrooms: 2**

## The Fairway, Leatherhead, KT22 7QR

Approximate Gross Internal Area = 129.8846 sq m / 1398 sq ft

Outbuilding = 12.9653 sq m / 140 sq ft

Total = 142.8499 sq m / 1538 sq ft

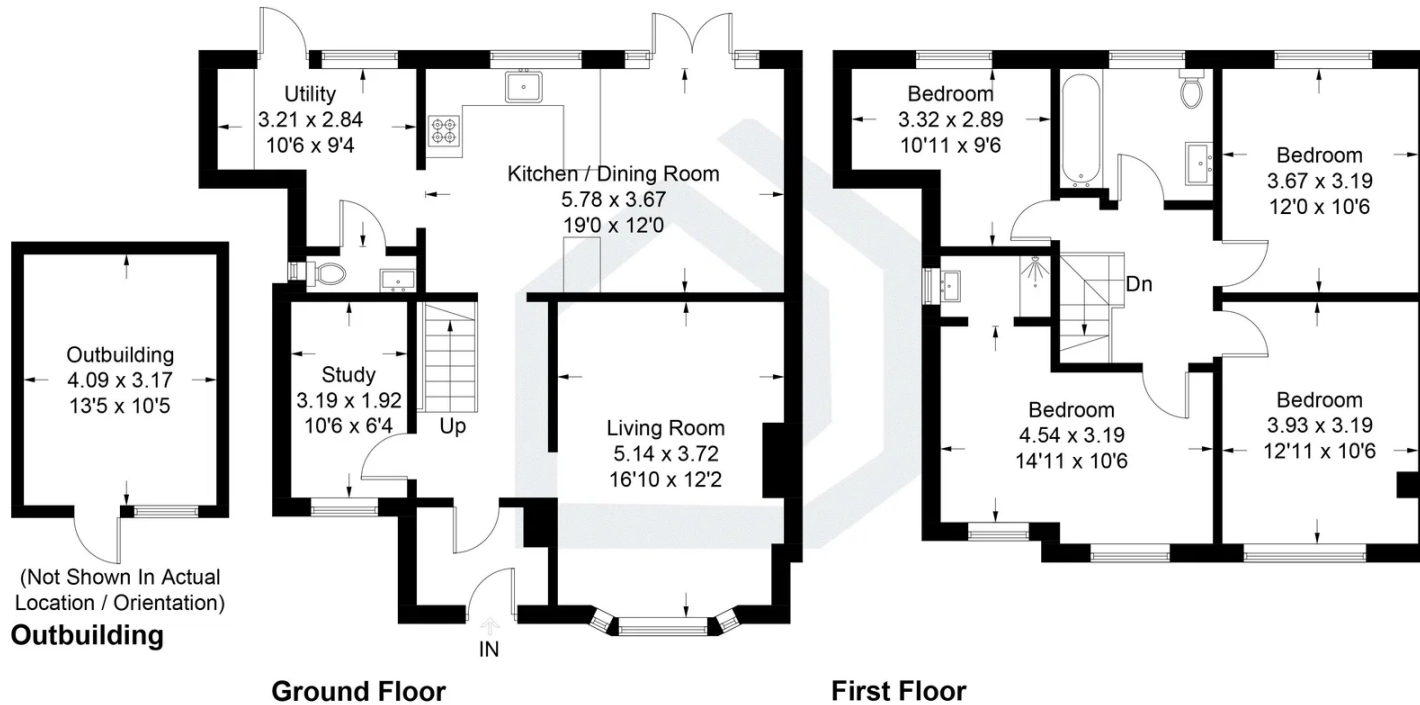


Illustration for identification purposes only, measurements are approximate,  
not to scale. Fourlabs.co © (ID1334525)

- Detached family home
- Large driveway suitable for multiple cars
- Four good-sized bedrooms
- Two bathrooms
- Downstairs utility room and W/C
- Private rear garden with covered seating area and cabin
- Open plan kitchen/diner with breakfast bar
- Close to Therfield secondary school
- Moments from Leatherhead town centre
- EPC Rating C
- Additional unrestricted parking on The Fairway





## Pacey Wingent Dickson Property Partnership Limited

197 Lower Road Great Bookham Leatherhead KT23 4DG

01372 456 804

[info@pwdproperty.co.uk](mailto:info@pwdproperty.co.uk)

<https://pwdproperty.co.uk/>

## Energy Efficiency Rating

|                                                    | Current                    | Potential                                                                             |
|----------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
| <i>Very energy efficient – lower running costs</i> |                            |                                                                                       |
| (92 plus) <b>A</b>                                 |                            |                                                                                       |
| (81-91) <b>B</b>                                   |                            |                                                                                       |
| (69-80) <b>C</b>                                   | 72                         | 80                                                                                    |
| (55-68) <b>D</b>                                   |                            |                                                                                       |
| (39-54) <b>E</b>                                   |                            |                                                                                       |
| (21-38) <b>F</b>                                   |                            |                                                                                       |
| (1-20) <b>G</b>                                    |                            |                                                                                       |
| <i>Not energy efficient – higher running costs</i> |                            |                                                                                       |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |