



Randalls Road, Leatherhead KT22 0AA

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## Randalls Road Leatherhead KT22 0AA

*A superb four double bedroom, three bathroom executive family home, built in 2022 and enhanced by the current owners to a very high standard. Offered for sale with no onward chain for a smooth, hassle-free move. "A" rated EPC for exceptional fuel efficiency.*

EPC Rating A

Built 2022

Four Double Bedrooms

Three Bath/Shower Rooms

Open Plan Kitchen/Dining Room

Utility and Cloakroom

Underfloor Heating to Ground Floor

Integral Garage & Additional Parking

Solar Panels

No Chain





A spacious entrance hall leads through double doors into a bright and generous lounge. The stunning L-shaped kitchen/diner is the heart of the home with a central island, plenty of storage and integrated appliances. There are dual bi-fold doors opening onto a terrace with a raised vegetable bed and steps up to a level lawn—perfect for entertaining and family living.

The property offers four excellent double bedrooms, all with fitted wardrobes and two with contemporary ensuite shower rooms, plus a further stylish family bathroom. Finished throughout with sleek, clean lines and high-quality fittings.

There is a useful cloakroom, WC and utility room on the ground floor with access to the integral garage.

A spacious driveway leads to the integral garage and EV charge point. Additional driveway space can accommodate 4/5 vehicles.

Enjoying a private, set back position close to woodland, the home benefits from far-reaching views while remaining within easy walking distance of Leatherhead town centre and mainline station.

Further benefits include an impressive A-rated energy efficiency with solar panels generating an income towards annual fuel costs. The ground floor is heated via underfloor heating with radiators to the first floor.

Offered for sale with no onward chain.



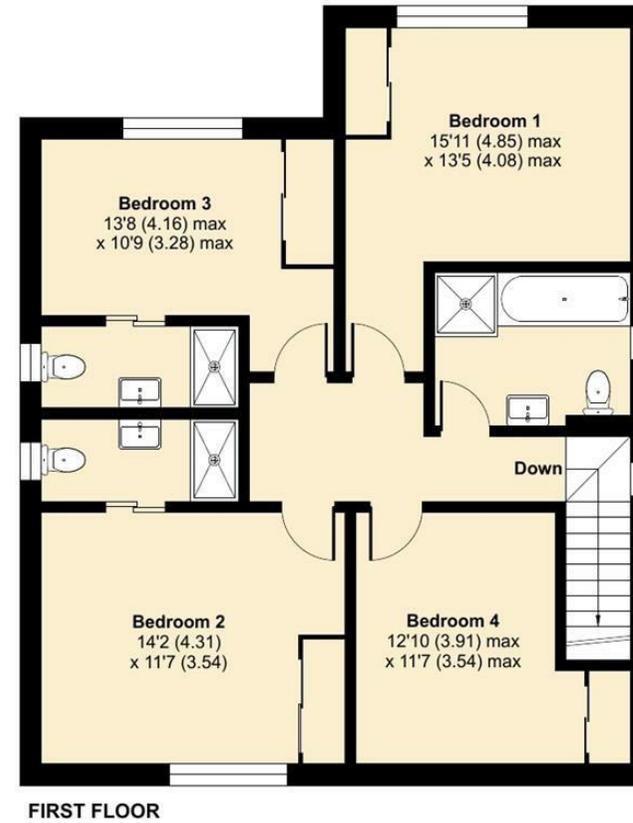
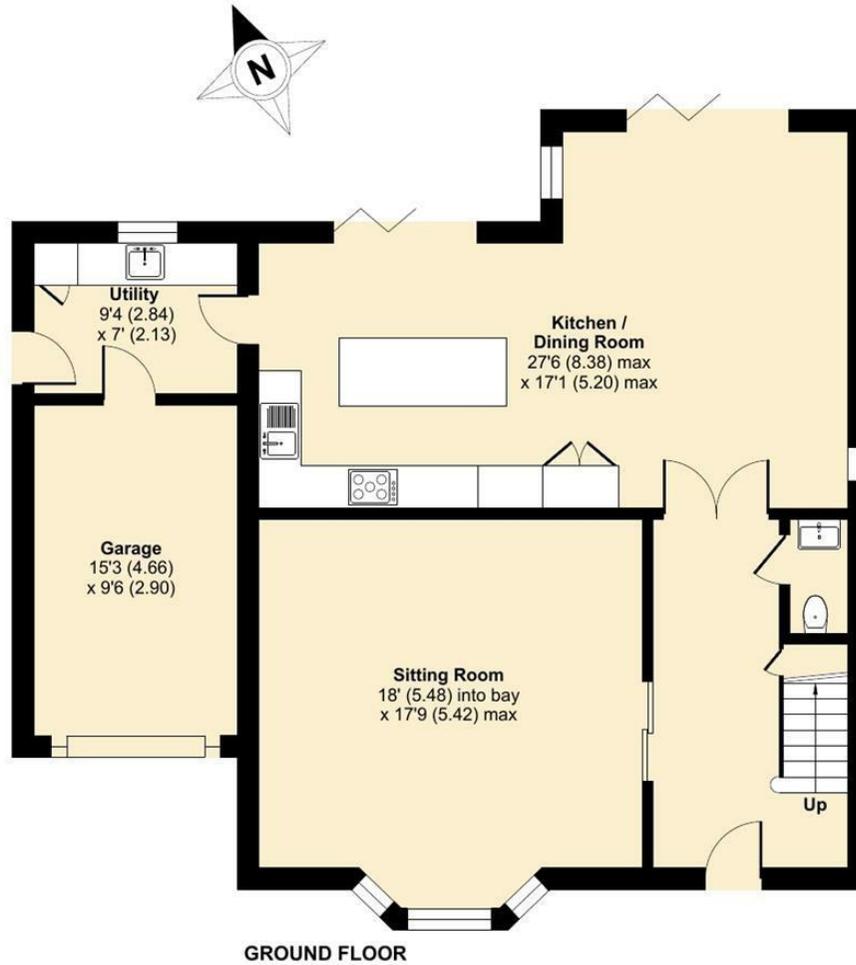
# Randalls Road, Leatherhead, KT22

Approximate Area = 1808 sq ft / 167.9 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 1953 sq ft / 181.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for V&H Homes. REF: 1431263

**V&H Homes**

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