



The Cedars, Leatherhead

V&H
&
HOMES

£700,000

The Cedars

Leatherhead

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Detached House
- Four Bedrooms
- Ensuite and Family Bathroom
- Double Aspect Lounge
- Kitchen and Separate Dining Room
- Downstairs WC
- Tandem Garage
- SW Facing Garden





This beautifully presented, contemporary four bedroom detached house with two bathrooms situated in a leafy, quiet cul-de-sac close to the favoured Downsend, St Peter's and St Andrew's Schools. The property has a delightful secluded SW facing garden and driveway parking leading to a 32 ft garage.

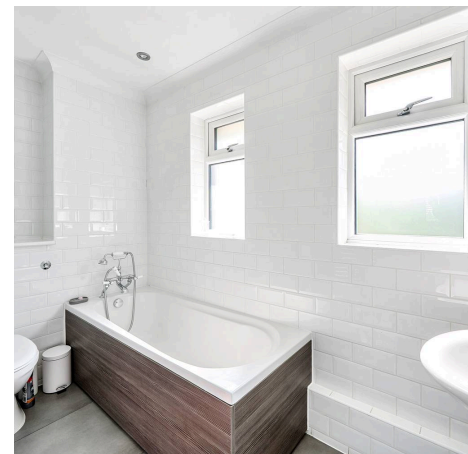
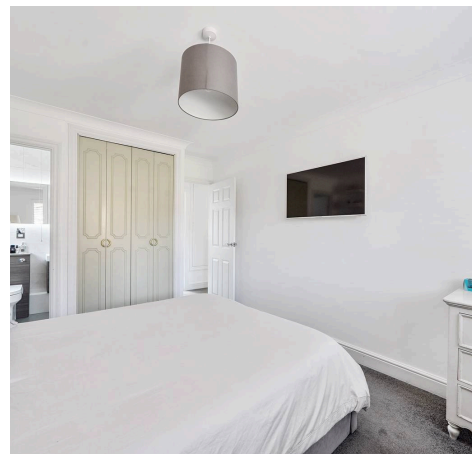
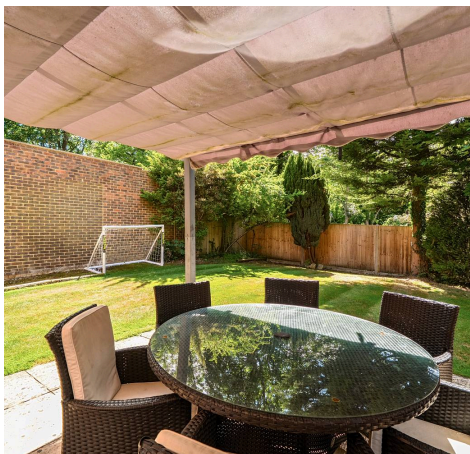
The entrance hall opens to the double aspect lounge with stunning Amtico flooring and bi-fold doors to the rear garden. The rear aspect kitchen has space for appliances and ample work surfaces and there is a separate front aspect dining room. The ground floor also has a cloakroom/WC.

The first floor offers four good size bedrooms, the master having fitted wardrobes and an ensuite shower room. The family bathroom is modern and fully tiled.

The rear garden is SW facing and mainly laid to lawn with a patio and a sun terrace for relaxing and entertaining. The garden is private and bordered by an attractive wall and fencing.

The front driveway offers parking leading to a 32 ft tandem garage with a door to the rear garden.

The Cedars is a quiet cul-de-sac situated within easy access to Ashted and Leatherhead mainline stations.



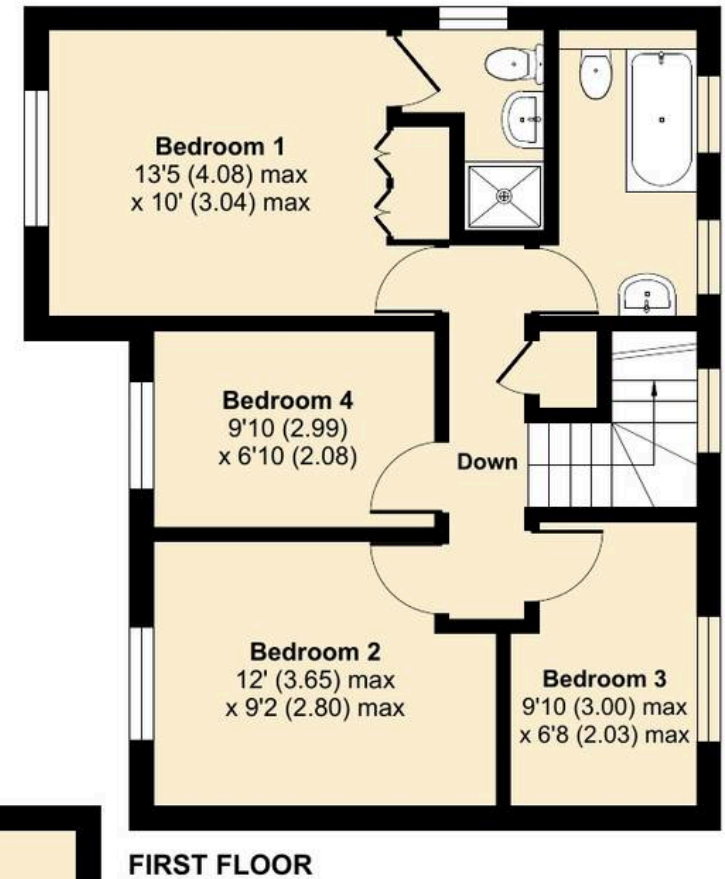
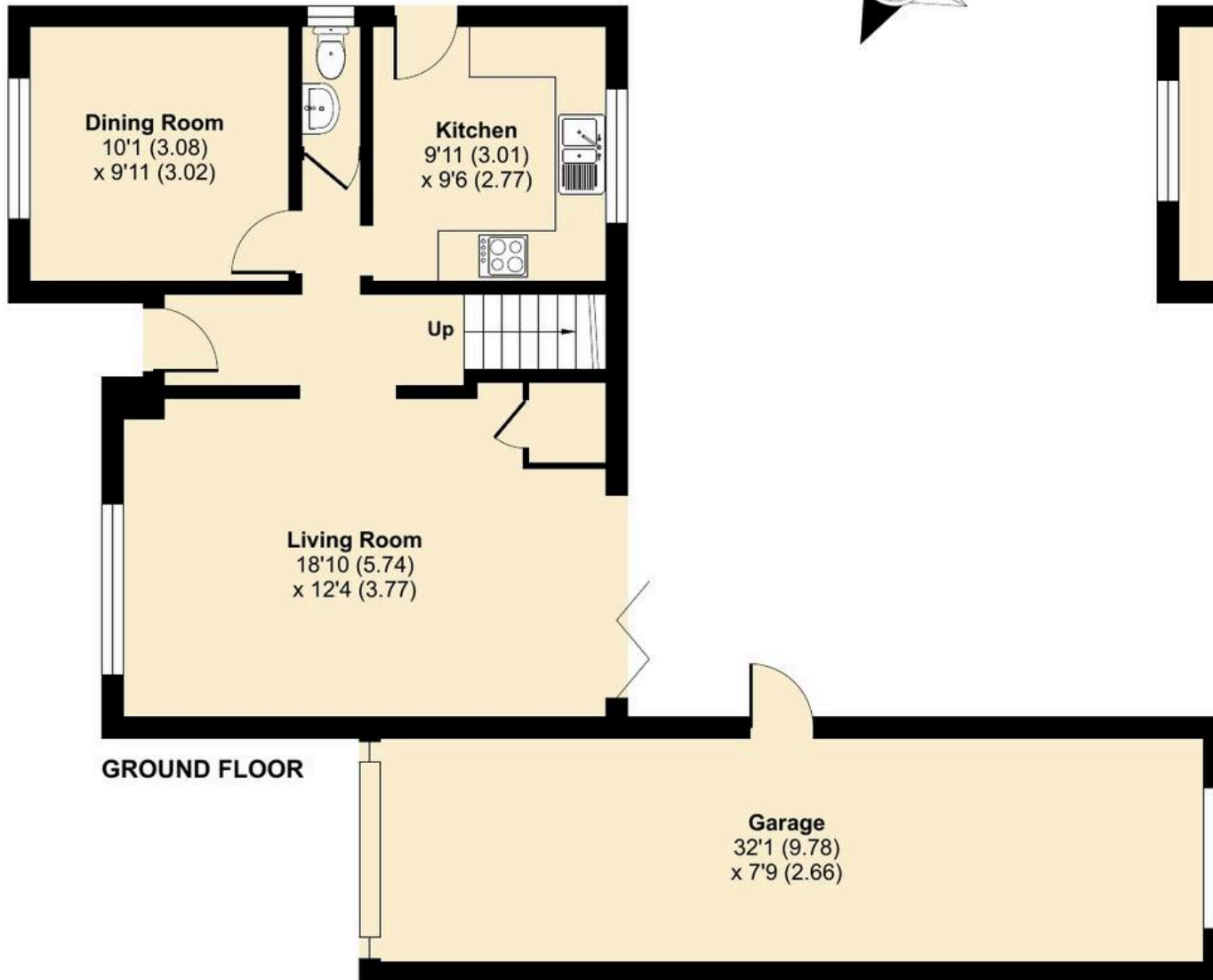
The Cedars, Leatherhead, KT22

Approximate Area = 1077 sq ft / 100.1 sq m

Garage = 280 sq ft / 26 sq m

Total = 1357 sq ft / 126.1 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). © nichecom 2025. Produced for V&H Homes. REF: 1315875

V&H
HOMES