

2 Yarm Close, Leatherhead, Surrey, KT22 8NZ

Price Guide £935,000









- EXTENDED SEMI-DETACHED HOUSE
- FIVE BEDROOMS
- TWO MODERN BATHROOMS
- SEPARATE UTILITY ROOM
- CUL-DE-SAC IN SOUTH LEATHERHEAD
- 2243 SQ.FT.INCL.GGE
- TWO RECEPTION ROOMS
- SUPERB KITCHEN / FAMILY ROOM
- GARAGE & WORKSHOP
- GOOD SIZED GARDEN

Description

A superbly extended semi-detached home offering 2243 sq.ft.incl.gge of accommodation with a modern and comfortable family layout.

The spacious hall gives way to a TV/family room and a lovely sitting/dining room opening through to the impressive 31' x 17' kitchen/breakfast room. The stylish kitchen is well appointed and features a large central island, 9m of countertop space, unexpected hidden-from view large walk-in larder area and 4m bi-folding doors opening on to a large patio creating an excellent space for entertaining and family living. There is also a separate utility room, original parquet flooring and excellent storage throughout the house.

Upstairs, the principal bedroom benefits from a dressing area and en suite shower room with twin basins. There are three further double bedrooms, together with a good sized single bedroom which is currently used as a study and a luxury family bathroom.

Outside, the property benefits from off street parking and a garage with adjoining workshop. The rear garden is a particular feature, with an extensive terrace beyond which is a good sized lawn enclosed by trees and hedging.

Tenure	Freehold
EPC	C
Council Tax Band	F

Situation

Yarm Close 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 Fitnesss & 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, City of London Freemen's School and Downsend 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 = 186.6 sq m / 2008 sq ft
Garage / Workshop = 21.8 sq m / 235 sq ft
Total = 208.4 sq m / 2243 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. (ID1340537)

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