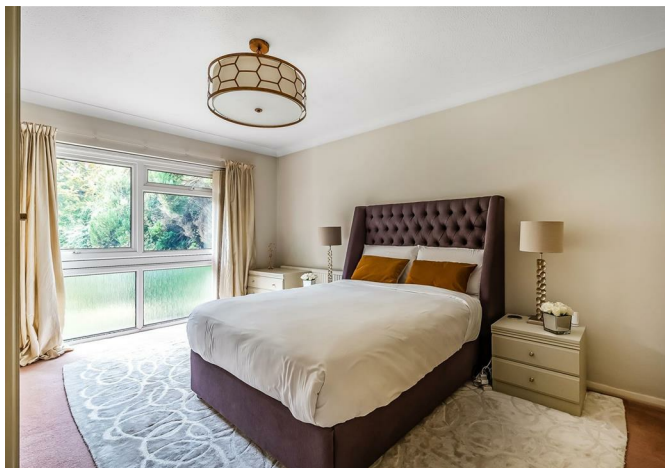




**patrick
gardner**
RESIDENTIAL

Lindrick Ermyrn Way, Leatherhead, KT22 8TW

Guide Price £700,000



- UNIQUE DETACHED CHALET HOME
- KITCHEN/BREAKFAST ROOM
- BATHROOMS TO BOTH FLOORS
- SOUTH WESTERLY ASPECT
- DOUBLE GARAGE & DRIVEWAY PARKING
- TWO RECEPTION ROOMS
- GROUND FLOOR BEDROOM
- TWO FURTHER BEDROOMS
- NO ON-GOING CHAIN
- FLEXIBLE ACCOMMODATION WITH SCOPE TO EXTEND SUBJECT TO PLANNING PERMISSION

Description

The established front garden driveway leads to the front entrance with hallway beyond. A glazed panel provides ample daylight to the hallway and staircase to the first floor with storage cupboard under. The hall leads through to a bright double aspect sitting room with sliding patio doors opening on to an inviting south west facing raised patio with landscaped garden beyond. The living room is complemented by a separate dining room, which lends itself to being used as a fourth bedroom, and is adjacent to the Manhattan kitchen, featuring a range of wall and base units, with space for white goods, a cooker and a breakfast table, complete with a handy external door.

Conveniently, there is a spacious downstairs bedroom with ample built in storage and views over the garden which is served by a modern bathroom. On the first floor, there are two double bedrooms overlooking the garden which are served by a modern shower room along with a door from the landing leading to easy access walk-in eves storage.

Outside the property includes ample driveway parking for a number of cars, leading to a double garage. To the rear, the property boasts a well screened and carefully landscaped enclosed garden with a south westerly aspect providing patio with space to entertain, flower beds for interest and mature boundary shrubs for privacy.



Situation

The property is situated within the parish of Ashted, conveniently on both Ashted and Leatherhead borders and within close proximity to highly regarded state and private schools in Ashted and Leatherhead. Shopping facilities close to hand include independent retailers on The Street in Ashted and a more comprehensive range of shopping facilities nearby in Leatherhead and Epsom.

Excellent road and rail links can be found close to hand and include mainline stations at Ashted and Leatherhead, with services to London Waterloo, Victoria and London Bridge.

Junction 9 of the M25 is within easy reach and provides access to Heathrow and Gatwick International Airports. Acres of Greenbelt countryside is within walking distance, which offers opportunities for walking, mountain biking and horse riding.

Further recreational pursuits include golf at Tyrrells Wood, Beaverbrook and the RAC Country Club at Woodcote and private health clubs in Epsom and Leatherhead with a public leisure centre at Fetcham Grove, Leatherhead.

Tenure

Freehold

EPC

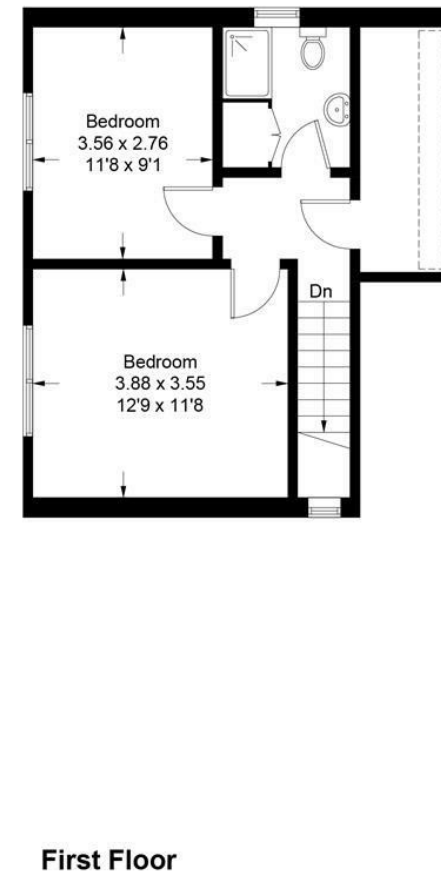
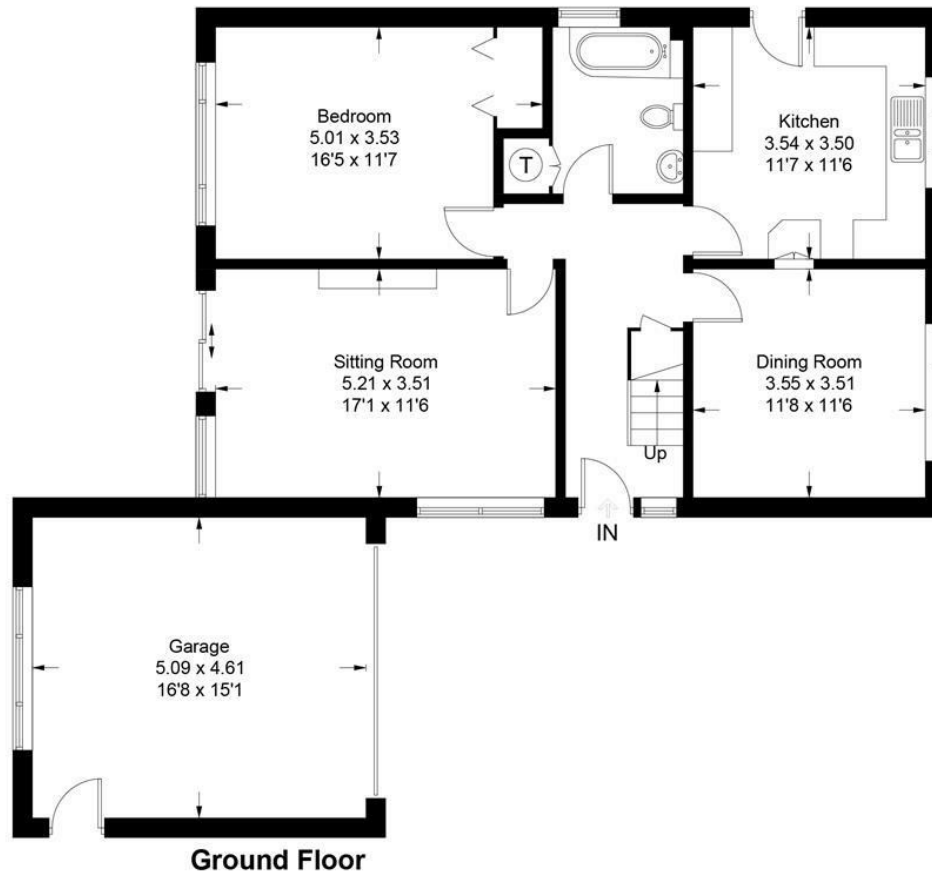
D

Council Tax Band

F

 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 119.1 sq m / 1282 sq ft
Garage = 23.6 sq m / 254 sq ft
Total = 142.7 sq m / 1536 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. (ID851567)
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