



Hawks Hill Court, Elmer Cottages Guildford Road
Leatherhead



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Leatherhead

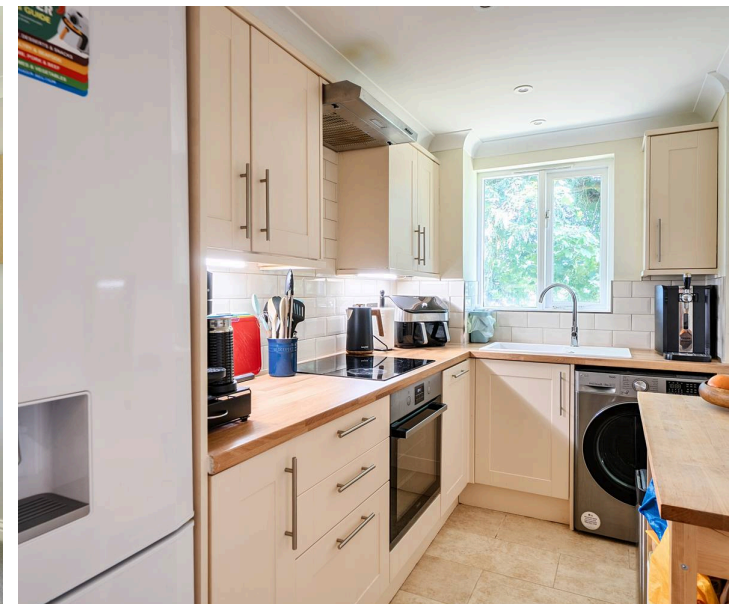
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: B

- Two Bedrooms
- Bathroom and En-Suite Shower
- Lounge/Dining Room with Patio Doors
- Fitted Kitchen
- Allocated Parking
- Attractive Communal Grounds
- Walk to Mainline Station





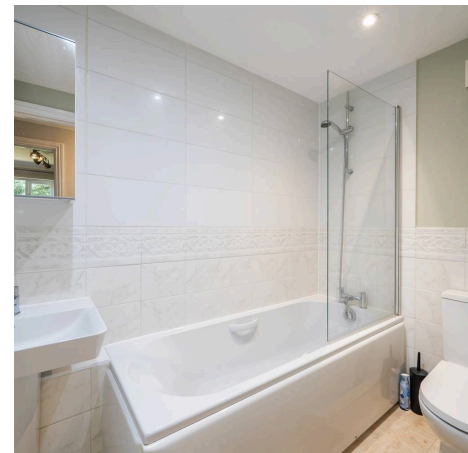
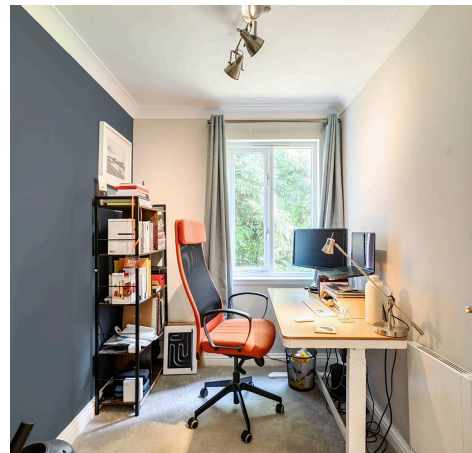
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Immaculately presented two-bedroom, two-bathroom ground floor executive apartment, ideally situated in a semi-rural setting on the edge of Leatherhead town centre. The property enjoys a pleasant garden aspect with patio doors opening directly onto attractive communal grounds.

The spacious lounge/dining room provides excellent living and entertaining space, while the well-appointed kitchen and generous accommodation make this an ideal home for professionals, downsizers, or investors alike.

The principal bedroom benefits from an ensuite shower room, with a separate family bathroom serving the second bedroom. Offered in excellent condition throughout, the apartment combines a peaceful location with superb convenience, being within easy walking distance of Leatherhead's mainline railway station and town centre amenities.

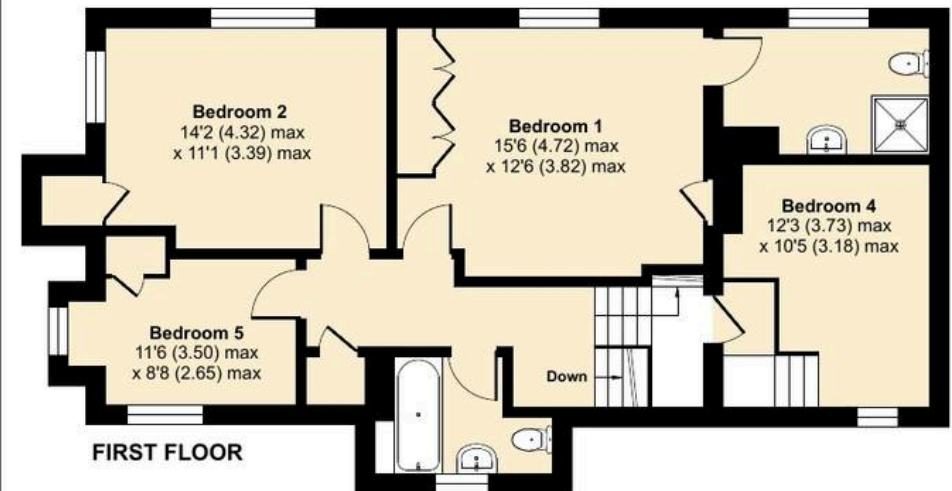
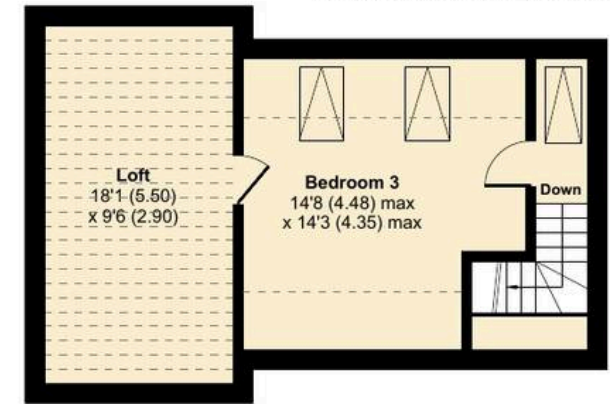
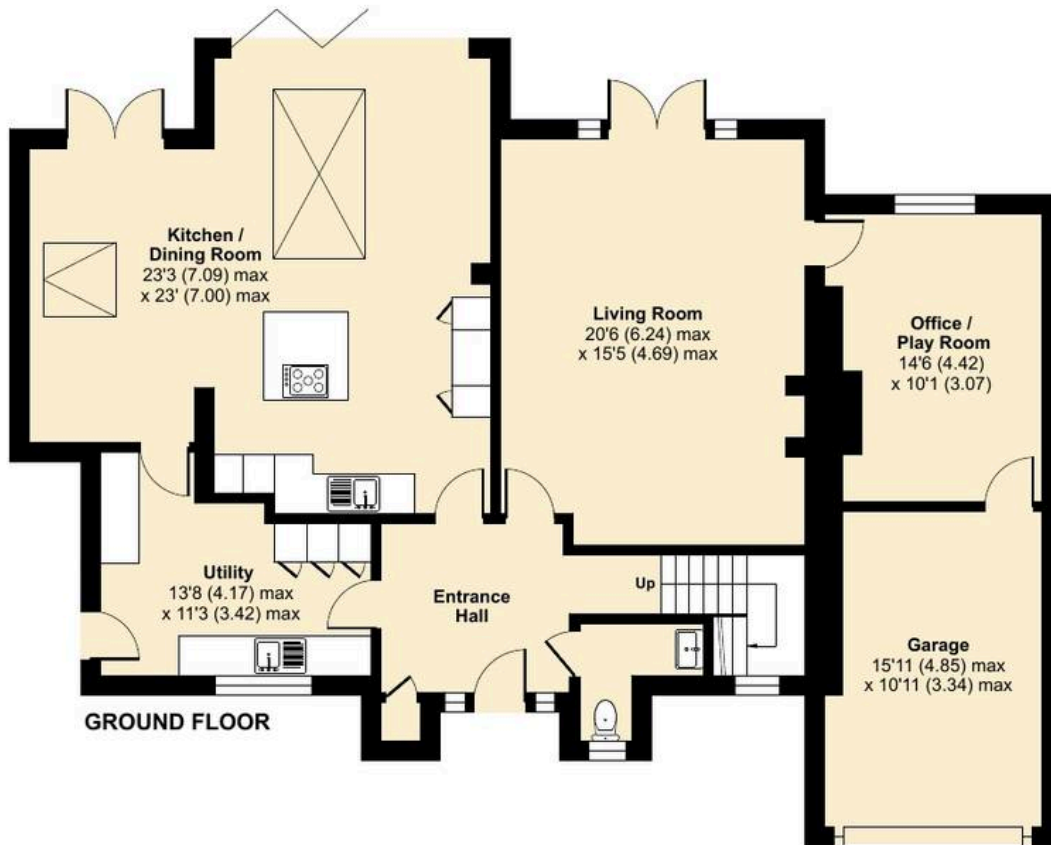
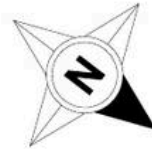


Greville Park Avenue, Ashted, KT21

Approximate Area = 2283 sq ft / 212 sq m
 Limited Use Area(s) = 253 sq ft / 23.5 sq m
 Outbuilding = 166 sq ft / 15.4 sq m
 Total = 2702 sq ft / 250.9 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for V&H Homes. REF: 1478926

