



**patrick
gardner**
RESIDENTIAL

21 Hartfield Road, Leatherhead, KT22 0AR

Price Guide £625,000



- MODERN SEMI-DETACHED HOUSE
- 1470 SQ.FT.INCL.GGE
- KITCHEN/DINER
- HALL WITH CLOAKROOM
- SOUTH WEST FACING GARDEN
- THREE DOUBLE BEDROOMS
- TWO LUXURY BATHROOMS
- SITTING ROOM
- DRIVE + GARAGE
- WALKING DISTANCE TO STATION

Description

Built in 2018 by Bewley Homes, this superb three double bedroom semi-detached house offers well appointed and spacious accommodation (1470 sq.ft.incl.gge) over three floors whilst located in a cul de sac position just half a mile from Leatherhead station.

Tastefully decorated with double glazing and gas central heating, the layout includes a reception hall with cloakroom, sitting room with French doors to the garden and 16'3 kitchen/dining room with integrated appliances and space for dining table.

On the first floor, there are two good sized double bedrooms which share a luxury family bathroom. On the second floor is a superb principle bedroom suite with fitted wardrobes and large ensuite with large walk-in shower and separate bath.

Outside, there is driveway parking in front of a good sized (20' x 10') with rear personal door to a lovely South West facing landscaped garden with terrace and lawn.

Service Charge (Jan-Jun 2026) - £181 per 6 months (Estate lighting and maintenance)

2 Year Unexpired Warranty



Situation

Hartfield Road is within walking distance of the town centre, Waitrose, Parish Church, Nuffield Health Fitness & Wellbeing Gym and Leatherheads mainline station.

The town offers a wide variety of quality independent restaurants and coffee shops. Within the area there are highly regarded both state and private schools including St Andrews R.C. School, St John's School and Downsden School whilst at nearby Mickleham is Box Hill School.

Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful of outdoor activities at Bocketts Farm, Denbies Wine Estate, and Polesden Lacy.

Tenure

Freehold

EPC

B

Council Tax Band

E

Approximate Gross Internal Area = 115.8 sq m / 1246 sq ft
 Garage = 20.8 sq m / 224 sq ft
 Total = 136.6 sq m / 1470 sq ft



 = Reduced headroom below 1.5m / 5'0"



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. (ID1265081)
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