



**Mount Pleasant, Effingham, KT24**

**Leatherhead**

Offers Over  
**£925,000**

**Bedrooms: 4**

**Bathrooms: 2**

**Receptions: 2**

This beautifully presented four-bedroom detached home, ideally situated on a private road within the sought-after KT24 5NS area. This property offers spacious living designed for comfort and modern family life.

Upon entering, you are greeted by an inviting atmosphere leading to two versatile reception rooms, perfect for relaxation, entertaining, or a dedicated home office. The ground floor also benefits from a convenient utility room and a downstairs W/C, enhancing practicality for daily living.

Upstairs, the first floor hosts four well-proportioned bedrooms, providing ample private space, with air conditioning ensuring comfort during warmer months. A distinct highlight is the walk-in wardrobe, presenting a flexible space that could be adapted into a fifth bedroom if desired. The property boasts three bathrooms, catering to the needs of a busy household.

Outside, the home is set within a lovely garden featuring a patio area, ideal for al fresco dining and outdoor enjoyment. The gated driveway offers substantial private parking for approximately six cars, providing convenience and security. Further potential could await, as planning permission was in place for a side extension, allowing for possible future expansion.





## Mount Pleasant, Effingham, KT24

Approximate Gross Internal Area = 161.9 sq m / 1743 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1282825)

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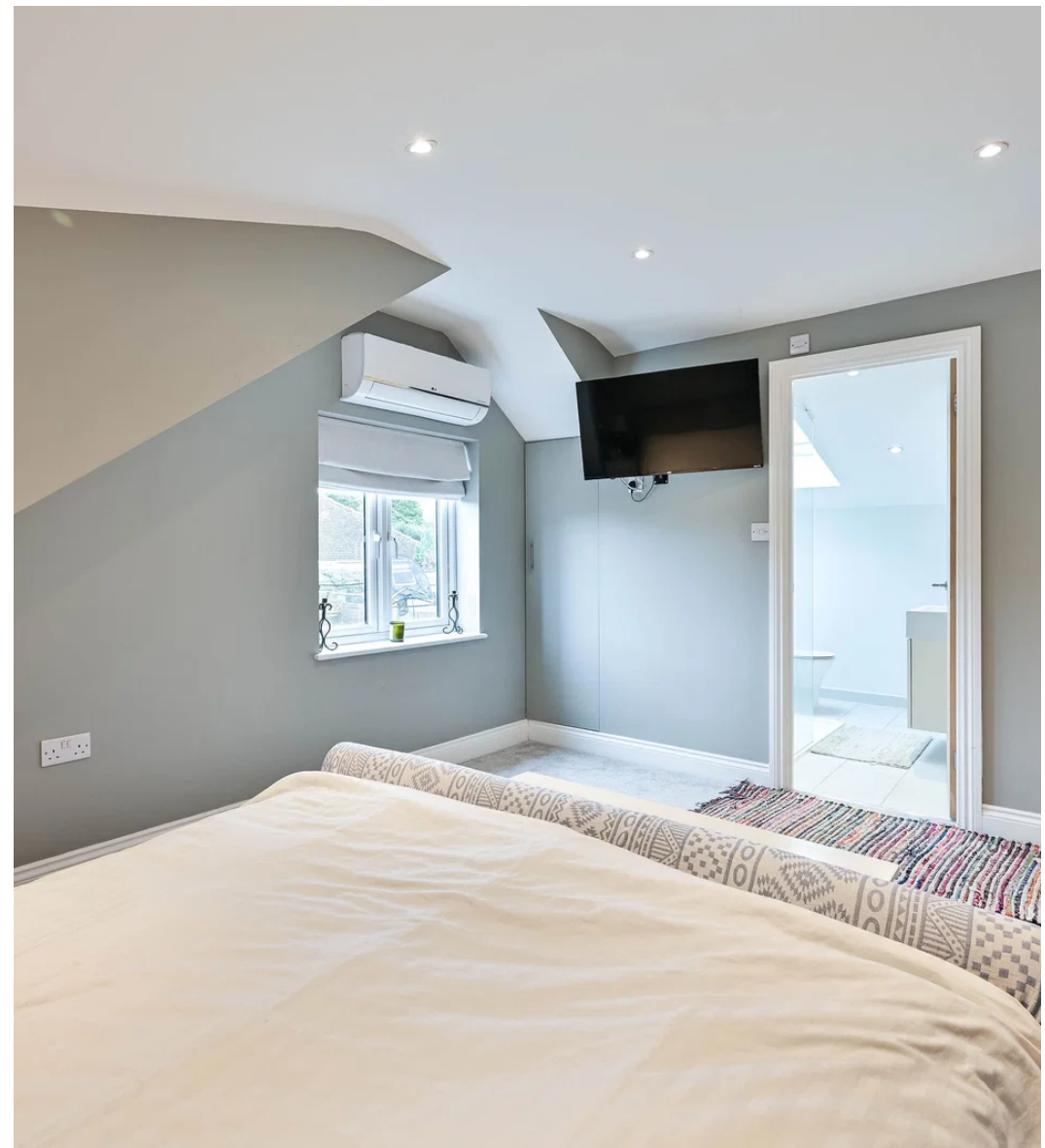
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