



Guide Price
£700,000

Freehold

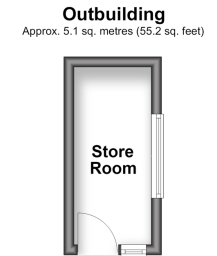
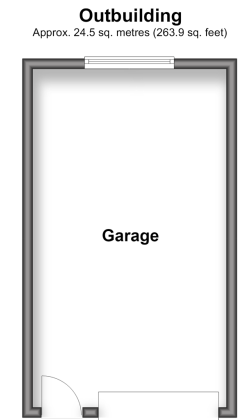
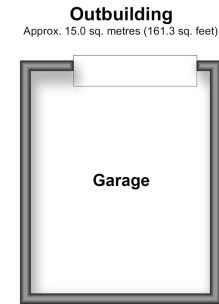
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**Ermyrn Way,
Leatherhead, Surrey,
KT22**

OVER 60?

Secure this property
for up to **59% less!**

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Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 16'2 x 11'9 (4.93m x 3.58m)

Dining Area: 19'7 x 12'1 (5.97m x 3.69m)

Kitchen: 14'1 x 8'4 (4.30m x 2.54m)

Study: 10'6 x 5'6 (3.20m x 1.68m)

Cloakroom

Bedroom 1: 13'4 x 13'3 (4.07m x 4.04m)

Bedroom 2: 12'8 x 9'10 (3.86m x 3.00m)

Bathroom

FIRST FLOOR

Landing

Bedroom 3: 13'0 x 12'0 minimum (3.97m x 3.66m)

OUTBUILDING

Garage: 13'7 x 10'6 (4.14m x 3.20m)

Garage: 21'5 x 12'4 (6.53m x 3.76m)

Store Room: 10'5 x 4'4 (3.18m x 1.32m)

OUTSIDE

Front & Rear Garden

Driveway



Main features

- Ample driveway parking for several cars and two garages
- Large plot with previous planning permission to build two houses (M0/2020/1760 - lapsed)
- Prime location for M25 access and transport links
- Ideal access to both Ashted village and Leatherhead town
- Close to highly regarded schools



Nearest Schools

Primary Schools: St Peter's Catholic Primary 0.4 miles, West Ashted Primary 0.7 miles

Secondary Schools: St Andrew's Catholic School 0.4 miles, St John's School 0.6 miles, Woodlands School 0.8 miles



Transport Information

Train Stations: Leatherhead 1.4 miles, Ashted 2.2 miles, Tadworth 3.2 miles



Address

Ermyn Way, Leatherhead, Surrey, KT22



Directions

For directions to this property please contact us.



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■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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