



Ermyrn Way, Leatherhead KT22 8TW

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Ermyrn Way  
Leatherhead KT22 8TW

*This detached three/four bedroom chalet bungalow is situated on a sought-after road with easy access to both Ashted and Leatherhead. Occupying a secluded, mature corner plot, the property offers excellent potential to extend (STPP) and is available with no onward chain.*

Guide Price £700,000 to £745,000

Detached chalet bungalow

Three/four flexible bedrooms

Two bathrooms

Double garage and off street parking

Scope to extend (STPP)

No onward chain

EPC Rating: D





The home provides flexible and spacious accommodation, including a large lounge, a generous downstairs bedroom, a bathroom, and a dining room that can also serve as a fourth bedroom. Upstairs, there are two well-proportioned bedrooms and a shower room, making this property adaptable for family living.

Externally, the property benefits from a double garage, ample off-street parking, and private front and rear gardens surrounded by mature trees and hedges, ensuring peace and privacy. Initial drawings for further improvement and extension have been prepared, offering scope to enhance and modernise.

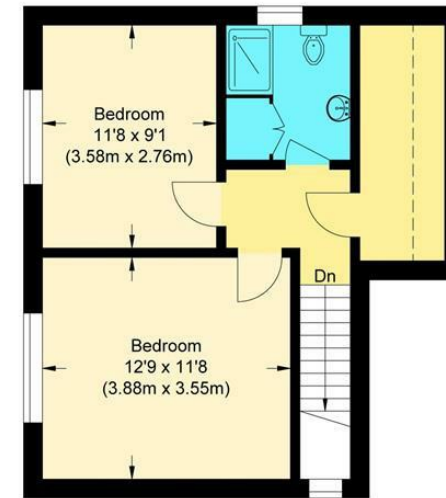
This property presents an exceptional opportunity to create a bespoke home in a desirable and tranquil setting.



 = Reduced Headroom Below 1.5m / 5'0



**Ground Floor**



**First Floor**



Approximate Gross Internal Floor Area : 119.10 sq m / 1281.99 sq ft  
(Excluding Garage)

Garage Area : 23.60 sq m / 254.02 sq ft

Total Area : 142.70 sq m / 1536.01 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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