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Hatherwood, Leatherhead, KT22

Guide Price £750,000

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- Detached
- Two bathrooms
- Garage, car port & large driveway
- EPC rating is C with potential for B
- Outstanding schools nearby
- Four bedrooms
- Cul-de-Sac
- Picturesque central green creating a tranquil setting
- Easy access to M25, Heathrow and Gatwick
- Leatherhead and Ashted train stations close by



This fantastic four-bedroom detached family home is set in a desirable cul-de-sac with a central green, perfectly located on the Ashted/Leatherhead border and within easy reach of outstanding schools.

The ground floor offers a spacious entrance hall with a guest WC, a bright L-shaped sitting room with patio doors to the garden, dining room, front study/TV room, a well-equipped kitchen with integrated appliances and side access.

Upstairs, the master bedroom features fitted wardrobes and an en-suite shower room. Two additional double bedrooms, one featuring a built-in cupboard, along with a well-proportioned single bedroom, share a contemporary family bathroom.

The rear garden is mainly laid to lawn with a large patio, mature trees, and shrubs. At the front, a block-paved driveway offers parking for multiple vehicles, alongside a garage and carport.





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 Approximate Gross Internal Area = 112 sq m / 1205 sq ft
 Garage = 13 sq m / 139 sq ft
 Total = 125 sq m / 1344 sq ft



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	