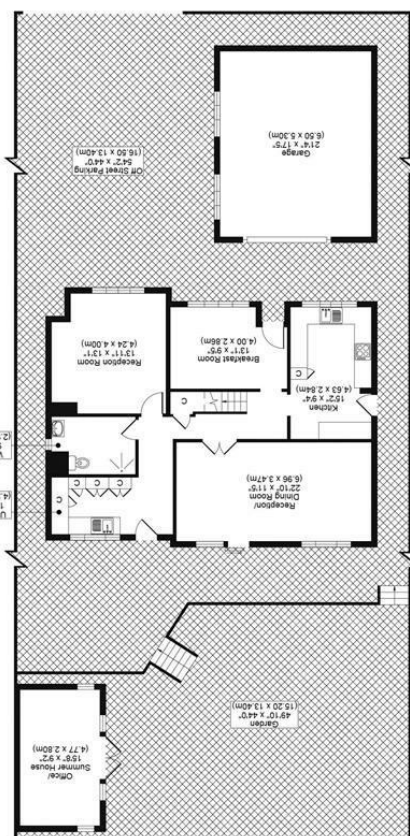


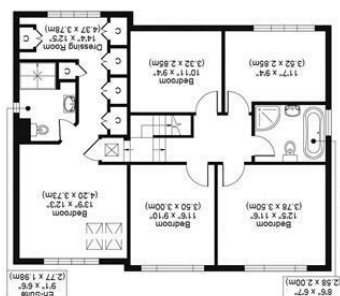
All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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GROUND FLOOR



FIRST FLOOR



TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE & OUTBUILDING 2450 SQ.FT (228 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE & OUTBUILDING 1936 SQ.FT (180 SQ.M)

LEATHERHEAD ROAD, KT23



LEATHERHEAD ROAD, GREAT BOOKHAM KT23 4RR

OFFERS IN EXCESS OF £1,100,000

THIS SUPERBLY PRESENTED AND DECEPTIVELY SPACIOUS FIVE BEDROOM/THREE BATHROOM DETACHED FAMILY HOME HAS BEEN TASTEFULLY EXTENDED BY THE CURRENT VENDOR AND OFFERS GENEROUSLY PROPORTIONED AND FLEXIBLE AIR-CONDITIONED ACCOMMODATION (IN TWO RECEPTION ROOMS, TWO BEDROOMS AND THE GARDEN OFFICE) ARRANGED OVER TWO FLOORS. FEATURES OF PARTICULAR NOTE INCLUDE A WONDERFUL MASTER BEDROOM SUITE, AND THREE EXCELLENT RECEPTION ROOMS, ONE OF WHICH COULD EASILY BE ADAPTED FOR USE AS A GROUND FLOOR ANNEXE. OTHER BENEFITS INCLUDE A SUPERB HOME GARDEN OFFICE WITH AIR CONDITIONING, AMPLE PARKING, AND A DETACHED DOUBLE GARAGE WITH WALK-UP STORAGE ABOVE. WITH GREAT BOOKHAM, FETCHAM, EFFINGHAM, AND LEATHERHEAD ALL CLOSE AT HAND, THE PROPERTY IS WITHIN WALKING DISTANCE OF LEATHERHEAD AND BOOKHAM STATIONS WITH SERVICES TO WATERLOO, VICTORIA AND LONDON BRIDGE. IDEALLY SITUATED IN WALKING DISTANCE OF AN EXCELLENT SECONDARY SCHOOL AND THREE OUTSTANDING PRIMARY SCHOOLS. A RARE OPPORTUNITY, WE CAN ONLY URGE EARLY VIEWING TO AVOID DISAPPOINTMENT. CALL US NOW TO CONFIRM YOUR VIEWING APPOINTMENT.

- SUPERIOR DETACHED FAMILY HOME WITH AIR CONDITIONING AND SCOPE FOR GROUND FLOOR ANNEXE
- FIVE GENEROUS BEDROOMS AND THREE ATTRACTIVE BATHROOMS
- GARDEN OFFICE WITH AIR CONDITIONING - IDEAL FOR HOME WORKING
- COUNCIL TAX BAND G
- EPC RATING D

