

Headley Road, Leatherhead, Surrey

Asking Price: £1,195,000

Gascoigne-Pees













This substantial detached family home is situated on the highly sought-after south side of Leatherhead and is ideally positioned for a range of excellent local schools, including Downsend and St John's. Offering bright, spacious accommodation arranged over two floors, the property occupies a generous plot of approximately one-third of an acre and presents significant scope for extension, whether to create a self-contained annexe or provide additional living and bedroom accommodation, subject to the necessary planning consents.

To the front of the property, a large driveway provides ample off-street parking for several vehicles and is complemented by a well-maintained lawn, a double garage, and gated side access leading to the rear garden.

The accommodation opens into a welcoming and spacious entrance hall, complete with a guest cloakroom and a useful built-in storage cupboard. The impressive dual-aspect living room is flooded with natural light from a large bay window and features an attractive fireplace, while French doors open directly onto the rear garden. Double doors lead seamlessly through to the dining room, which enjoys delightful views over the garden, creating an excellent space for both family living and entertaining.

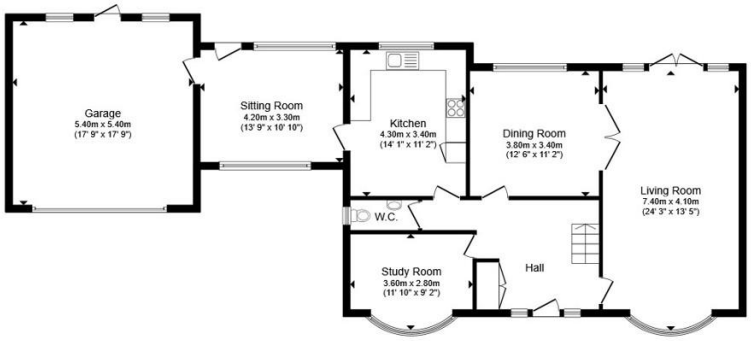
Positioned at the rear of the property, the generous kitchen is fitted with a range of integrated appliances and offers extensive worktop and storage space, making it perfectly suited to modern family living and entertaining. Adjacent to the kitchen is a charming dual-aspect family room, providing a versatile additional reception room with direct access to the garden. To the front of the house, a spacious bay-fronted study offers an ideal environment for home working.

On the first floor, the principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room. There are two further generous double bedrooms, two well-proportioned single bedrooms, and a family bathroom featuring both a bath and separate shower. Access to the loft is available from the landing.

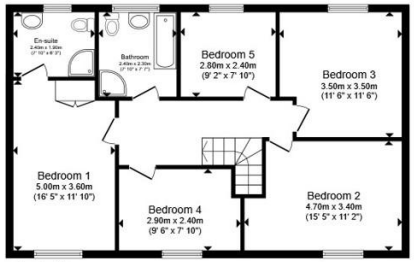
The rear garden is wide, mature, and exceptionally private, it provides a wonderful outdoor space for the whole family to enjoy. Predominantly laid to lawn and complemented by an elevated patio terrace, it offers the perfect setting for al-fresco dining, entertaining guests, or simply relaxing.







Ground Floor



First Floor

Total floor area 207.7 m² (2,236 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by www.propertybox.io

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Council Tax Band: **G**

Tenure: **Freehold**

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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