



12 Greyford Close, Leatherhead, KT22 8DS
Guide price £700,000

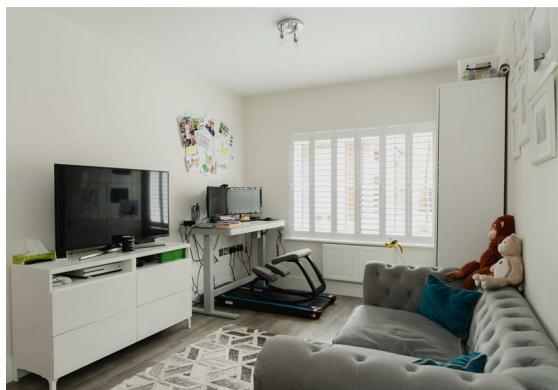
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An immaculately presented modern home offering spacious and flexible accommodation over three floors, nestled in the corner of this tranquil residential cul de sac in Leatherhead.

The ground floor commences with a light open entrance hallway with cleverly installed under stair storage, a deep cloaks cupboard and a must have downstairs WC. To the left there is a well proportioned sitting room but can also function as a ground floor bedroom. With this in mind the current owners have furnished the room with a sweep of fitted wardrobes. The ground floor is completed with a stunning kitchen/dining room with ample eye and base level storage units, integrated appliances, natural stone work tops, stylish tiled splashbacks and additional bespoke fitted floor to ceiling cupboards.

To the first floor where you will find a large L shaped living room with Juliet balcony, a luxury fitted family bathroom and the principal suite which incorporates a lavish en suite bathroom, finished again with a row of fitted wardrobes. The second floor is completed with two further well proportioned bedrooms.

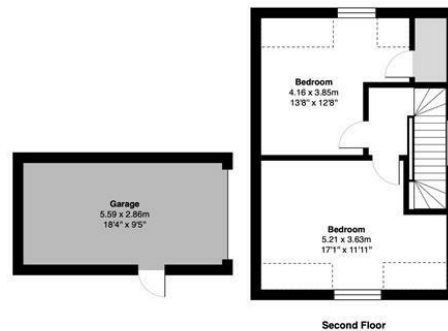
The rear garden is a true joy and has been landscaped to perfection, including two stunning original walled sections one of which incorporates a stain glass feature window and although the gates have recently been replaced, they echo the original period design. There is a lawn area, paved patio, meandering path and established planted borders. There is also space for an outdoor kitchen area and handy side access to the front of the dwelling where you will find the detached garage and off street parking for the



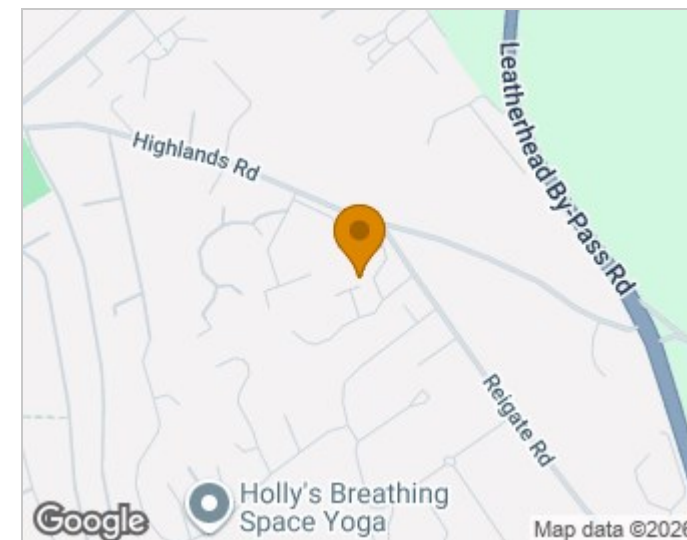


dwelling.

Leatherhead is a market town located in central Surrey on the banks of the River Mole and serving as the literal "Gateway to the Surrey Hills". Situated roughly 17 miles south of central London, it sits precisely where the rolling chalk downs meet the lowlands of the Thames Basin. It bridges the gap between scenic countryside living and a connected suburban lifestyle.



Greyford Close, Leatherhead
 Total Area: 147.1m² ... 1584 ft² (excluding garage)
 Total Area: 163.1 m² ... 1756 ft² (including garage)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(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 	

Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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