



24 Hatherwood, Leatherhead, KT22 8TT
Guide price £690,000

 **3**  **1**  **2**  **D**

A detached family home located in a pleasant residential enclave on the Ashted/Leatherhead borders, close to some of Surrey's most sought-after schools, great transport links in and out of the city, and rolling hills with deep, ancient woodlands.

The home itself is a work in progress but has great bones, leaving it ripe for further improvements and potential extensions (STPP). The current layout includes a porch, a good-sized hallway with a deep storage cupboard, and a front reception room which can double as a ground-floor bedroom. There is also a fitted kitchen with views over the communal green and a full-width living/dining room with sliding patio doors opening onto a sunny-aspect rear garden.

Upstairs, there are three really well-proportioned bedrooms, a stunning luxury bath/shower room, and access to a decent loft space which has the potential to be transformed into further living space (STPP).

The rear garden is fully enclosed, featuring a patio area and a good-sized lawn with mature borders. There is side access to the front of the dwelling, as well as rear access to the garage.

To the front, a driveway provides off-street parking alongside a carport and an up-and-over door leading into the aforementioned garage. There is also ample on-street parking for guests and additional family cars if needed.

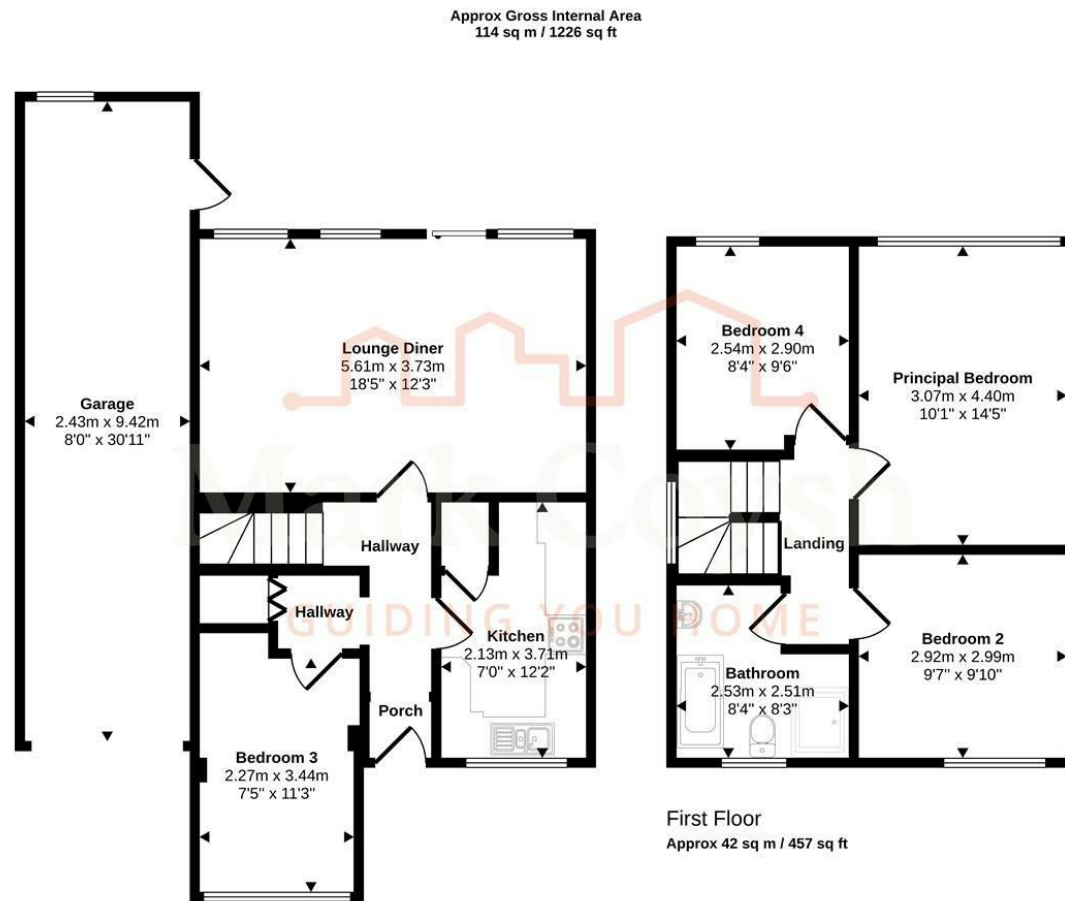
Hatherwood is keenly positioned within easy reach of both Leatherhead and Ashted Mainline Stations. Junction 9 of the M25 is just seconds away by car,





linking in and out of London, while shops and abundant amenities can be found in Ashted Village and Leatherhead Town.





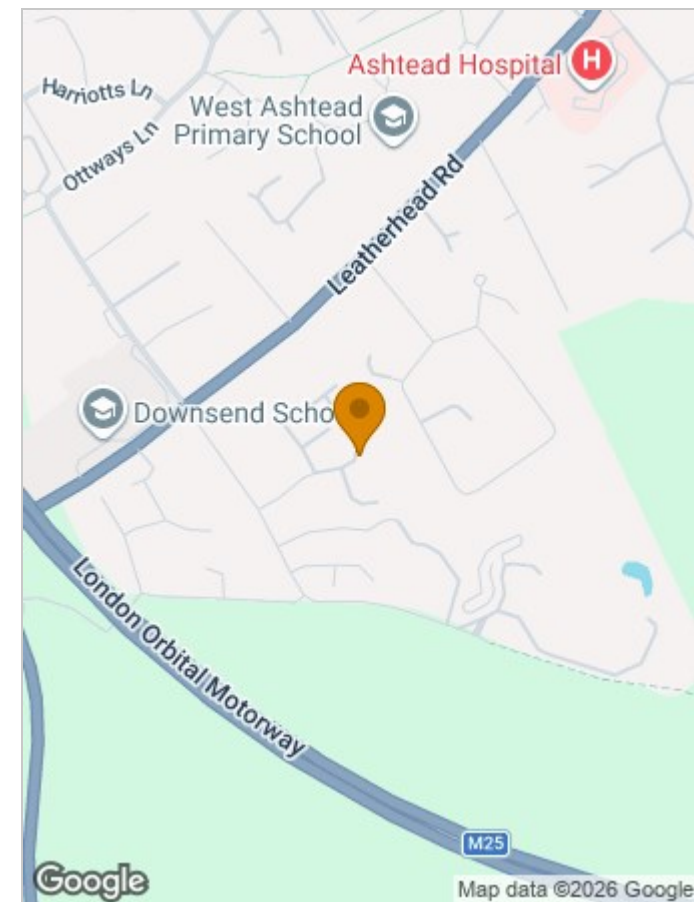
Ground Floor
Approx 71 sq m / 769 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC