



**12 Greyford Close, Leatherhead, KT22 8DS**  
**Guide price £735,000**

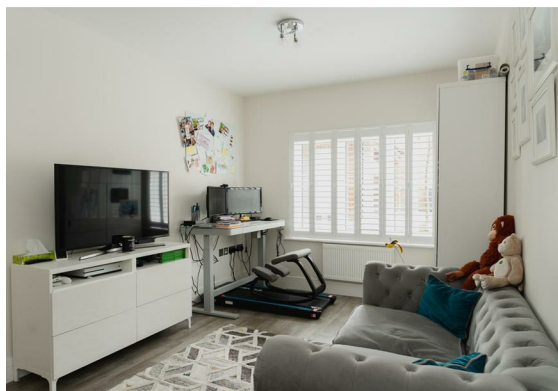
 4  2  1  B

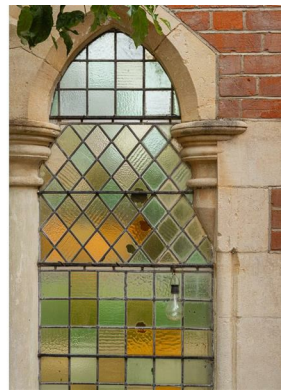
An immaculately presented modern home offering spacious and flexible accommodation over three floors, nestled in the corner of this tranquil residential cul de sac in Leatherhead.

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.

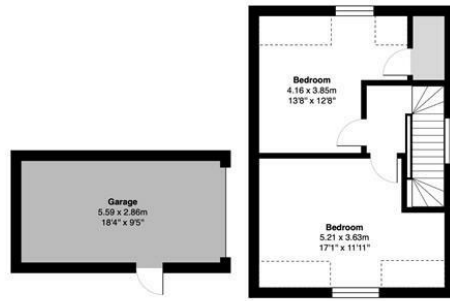
The rear garden is a true joy and has been landscaped to perfection, including two stunning original walled sections one of which incorporates a stain glass feature window and although the gates have recently been replaced, they echo the original period design. There is a lawn area, paved patio, meandering 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.



Second Floor



Ground Floor

First Floor

Greyford Close, Leatherhead  
Total Area: 147.1 m<sup>2</sup> ... 1584 ft<sup>2</sup> (excluding garage)

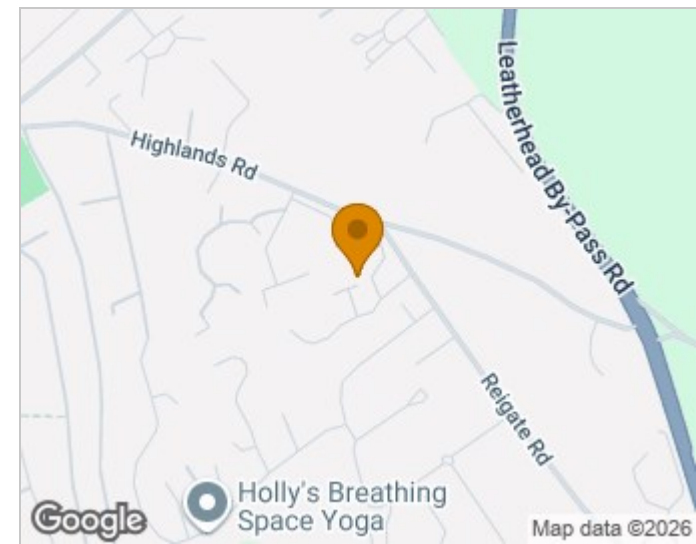
FOR ILLUSTRATIVE PURPOSES ONLY.  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.  
No responsibility is taken for any error, omission, mis-statement or use of data shown.  
The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.  
Unauthorised reproduction prohibited.  
© Still Moving London LTD (www.stillmoving.london)



## 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) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Tel: 01372 303703

Email: [guide@markcoysh.co.uk](mailto:guide@markcoysh.co.uk)