



Rye Cottages, Ermyn Way, Leatherhead

V&H £800,000
HOMES

Rye Cottages Ermyn Way

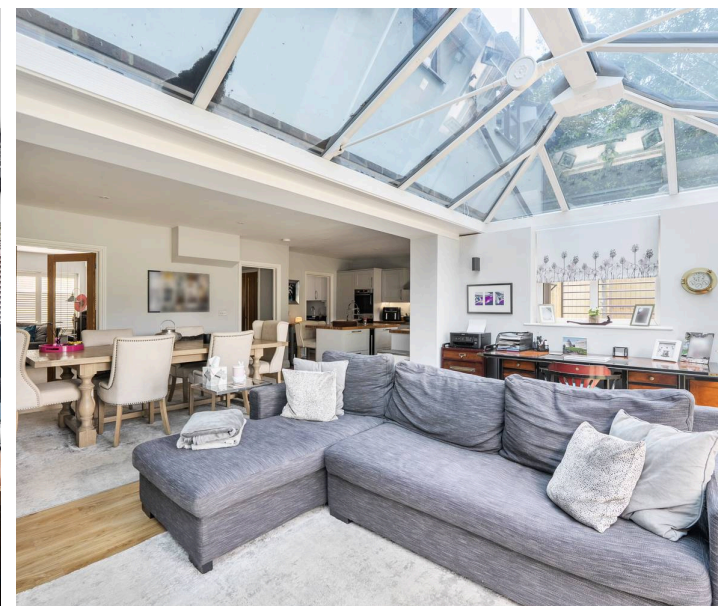
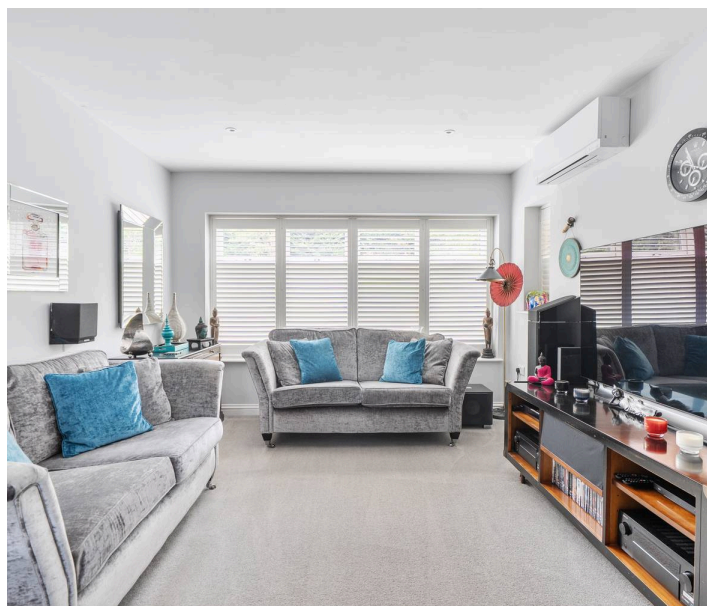
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Semi Detached
- Three Double Bedrooms
- Two Bathrooms
- Dressing Room
- Open Plan Kitchen/Dining Room
- Utility Room
- South West Facing Garden
- Off Street Parking for Up To Three Cars





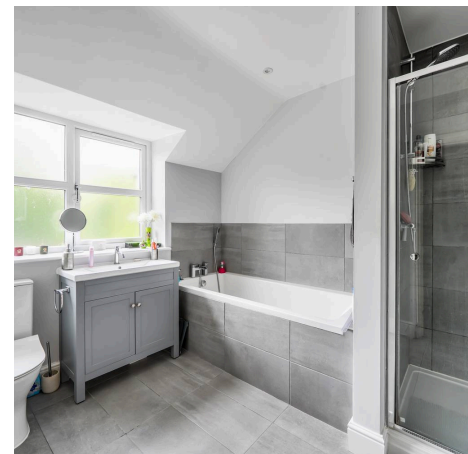
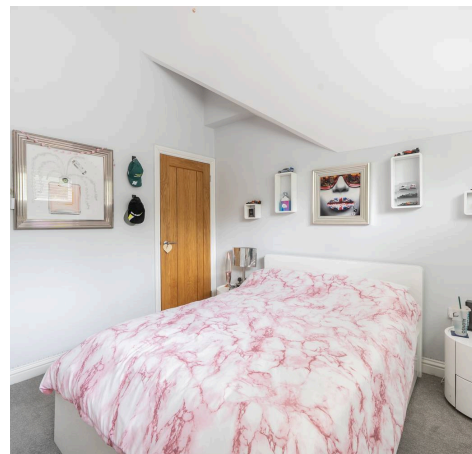
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V&H Homes are delighted to offer this attractive three bedroom family home to the market. This home offers approximately 1,565 sq ft of well balanced accommodation and is ideally positioned within a popular residential setting. Beautifully presented throughout, the ground floor features a spacious living room alongside an impressive open plan kitchen/dining room extending over 27 feet in length, creating the perfect heart of the home for both everyday living and entertaining. The kitchen offers ample workspace and storage, with direct access into a delightful conservatory overlooking the garden. A separate utility room and downstairs cloakroom add further practicality.

Upstairs, the property provides three well proportioned bedrooms. The principal bedroom benefits from a dedicated dressing room and convenient access to the shower room, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, the home enjoys a private rear garden ideal for outdoor dining and relaxation, together with driveway parking.

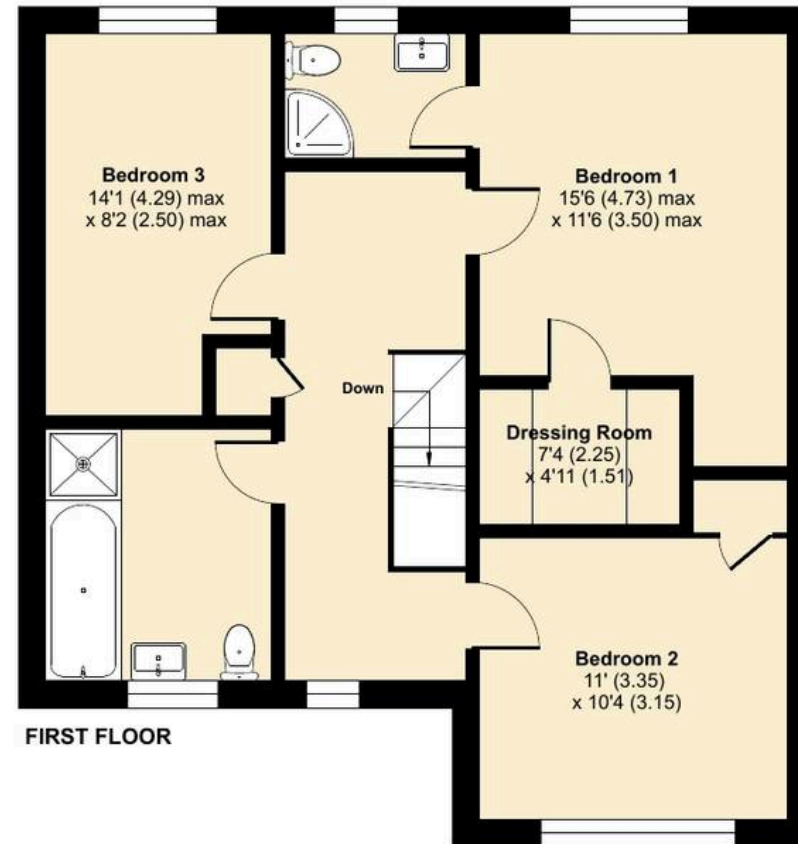
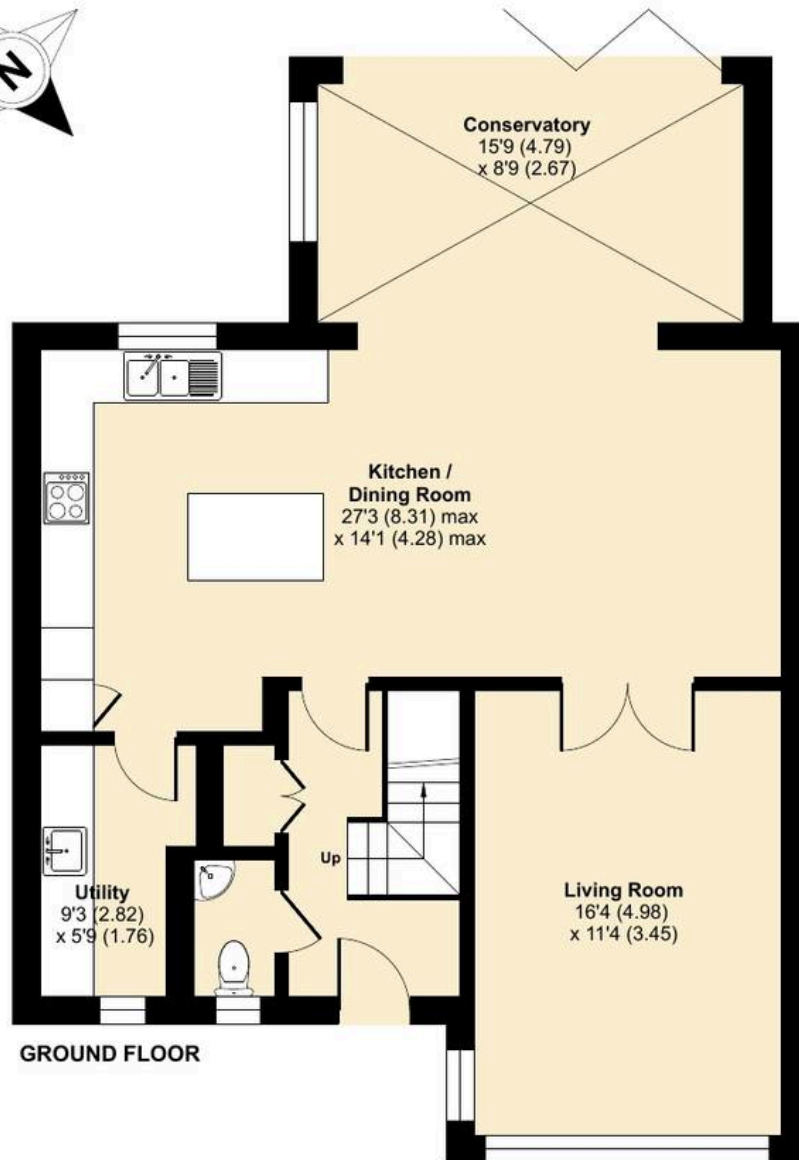
Situated within easy reach of Leatherhead town centre, excellent schools, transport links and surrounding countryside.



Ermyrn Way, Leatherhead, KT22

Approximate Area = 1565 sq ft / 145.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for V&H Homes. REF: 1463459