



Brancaster Grove, Leatherhead KT22 8FE

**V&H**  
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## Brancaster Grove Leatherhead KT22 8FE

*V&H HOMES are pleased to offer to the market this spacious bright TWO DOUBLE BEDROOM ground floor executive apartment with TWO ALLOCATED PARKING SPACES, located in a private road. The property is located in a SOUGHT-AFTER DEVELOPMENT with only three apartments in the block, moments away from Ashted Village and Leatherhead Town Centre*

Modern Ground Floor Apartment

Two Double Bedrooms

Dual Aspect Lounge / Dining Room

Modern Kitchen & Bathroom

Communal Courtyard

Two Parking Spaces

Private Road

Council Tax Band C

EPC Rating C

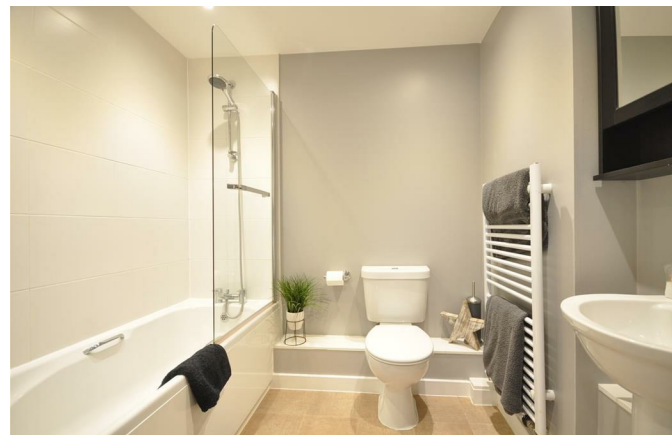
Unfurnished





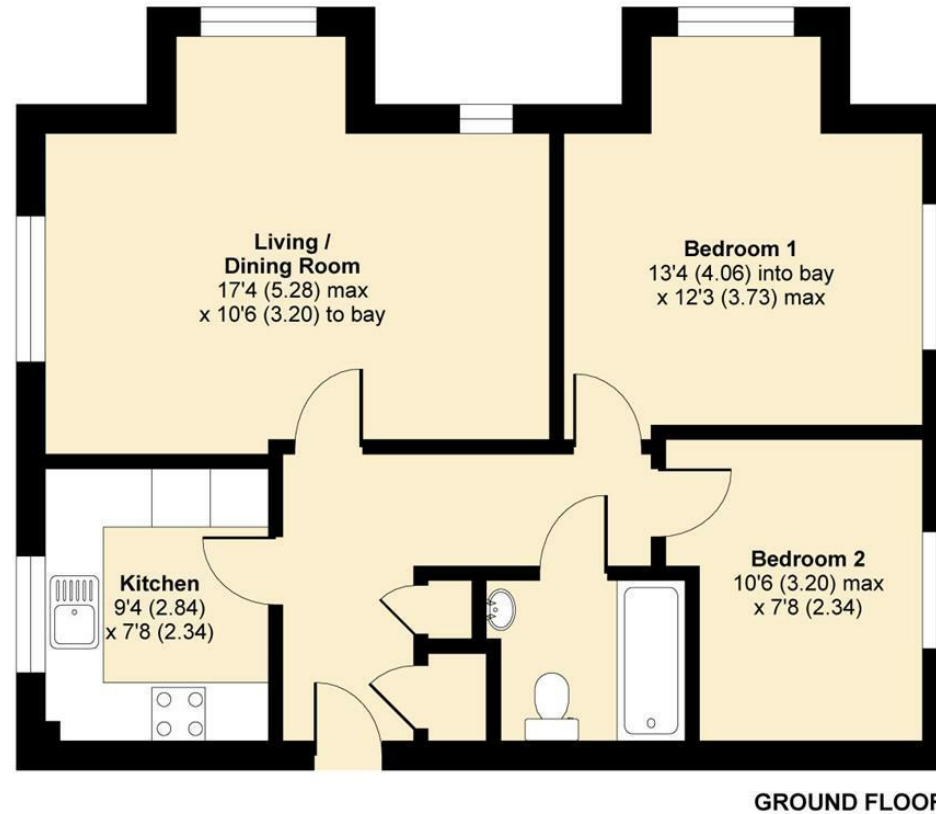
The accommodation comprises of an entrance hall, contemporary kitchen equipped with integrated appliances, a large double aspect living/dining room with a bay window, two double bedrooms and a modern bathroom. The property is fitted with a security entry system and outside there is a communal courtyard garden.

Brancaster Grove is a sought after residential private road situated just 0.5 miles from Junction 9 on the M25, 1.6 miles from Leatherhead Station and is within catchment of outstanding local schools.



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APPROX. GROSS INTERNAL FLOOR AREA 684 SQ FT 63.5 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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**V&H Homes**

01372 221 678

[sales@vhomes.co.uk](mailto:sales@vhomes.co.uk)

[www.vhomes.co.uk](http://www.vhomes.co.uk)

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