



Beaclare Close, Leatherhead KT22 8UB

**V&H**  
HOMES

Your local property specialist

## Beauclare Close Leatherhead KT22 8UB

*Situated in a highly sought-after and private cul-de-sac on the borders of Ashted and Leatherhead, is this outstanding well presented, four bedroom detached family home, close to highly sought after schools.*

Detached Family Home

Four Bedrooms

Open Plan Living

Bespoke Modern Kitchen

Beautifully Presented

Office

Garage

Cul De Sac Location

Excellent Local Schools

EPC Rating D

The house is 1.4 miles from Leatherhead station and 1.8 miles to Ashted station which offer trains to London Waterloo and Victoria in approximately 45 minutes.

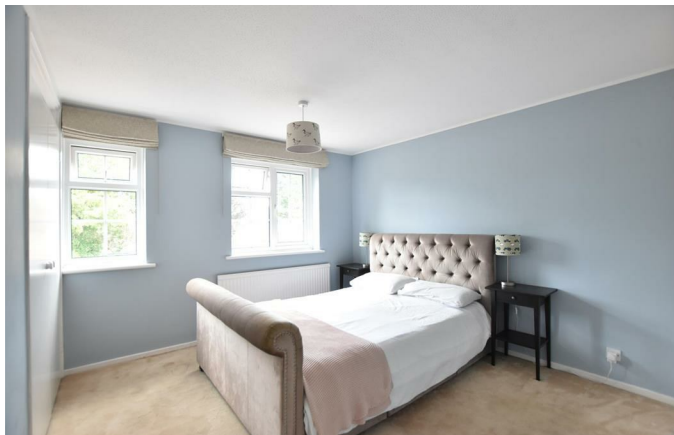




On entering the house, a welcoming hall leads through to a spacious and light living room with a box bay window leading through to the dining room with patio doors opening out into the garden. The contemporary kitchen is fitted with a range of bespoke units and integrated appliances, with a central island, vaulted ceilings and French doors leading out into the rear garden. The ground floor of this excellent home also benefits from a utility room, a bright airy study and a useful WC.

To the first floor there are four bedrooms, three of which have built in wardrobes and a modern family bathroom.

Externally, this fantastic home provides an attractive secluded rear garden, with wooden decking perfect for al-fresco dining. To the front, there is driveway parking for several cars and a garage.



Approximate Gross Internal Area  
Main House = 117 Sq M/1260 Sq Ft  
Garage = 13 Sq M/140 Sq Ft  
Total = 130 Sq M/1400 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

V&H Homes

01372 221 678

sales@vhomes.co.uk

www.vhomes.co.uk



Your local property specialist