



Guildford Road, Leatherhead KT22 9GS

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OVER 1,500 SQ. FT. V&H Homes are pleased to present this luxury penthouse apartment with a balcony and outstanding views over Norbury Park and the South Downs. Set in an elevated position, the apartment boasts over 1,500 sq. ft of bright and spacious accommodation.

Over 1,500 Sq. Ft

PENTHOUSE

Outstanding Views

Balcony

Executive Apartment

Two En-suites

Cloakroom

Garage

Lift

EPC Rating: C

Hawks Hill House is less than 1 mile from Leatherhead station which provides trains to London Waterloo and Victoria in approximately 40 minutes.





Hawks Hill House was built by Millgate Homes in 2006 and is a highly sought-after private estate in Fetcham. The property offers a share of freehold and a long lease.

The accommodation includes a large hall with ample storage space which leads to the spacious open plan living / dining room with balcony and stunning views. There are two double bedrooms, both with en-suites and built in storage, in addition to a cloakroom / W.C. The fitted kitchen benefits from excellent unit space, built in appliances and room for a breakfast table.

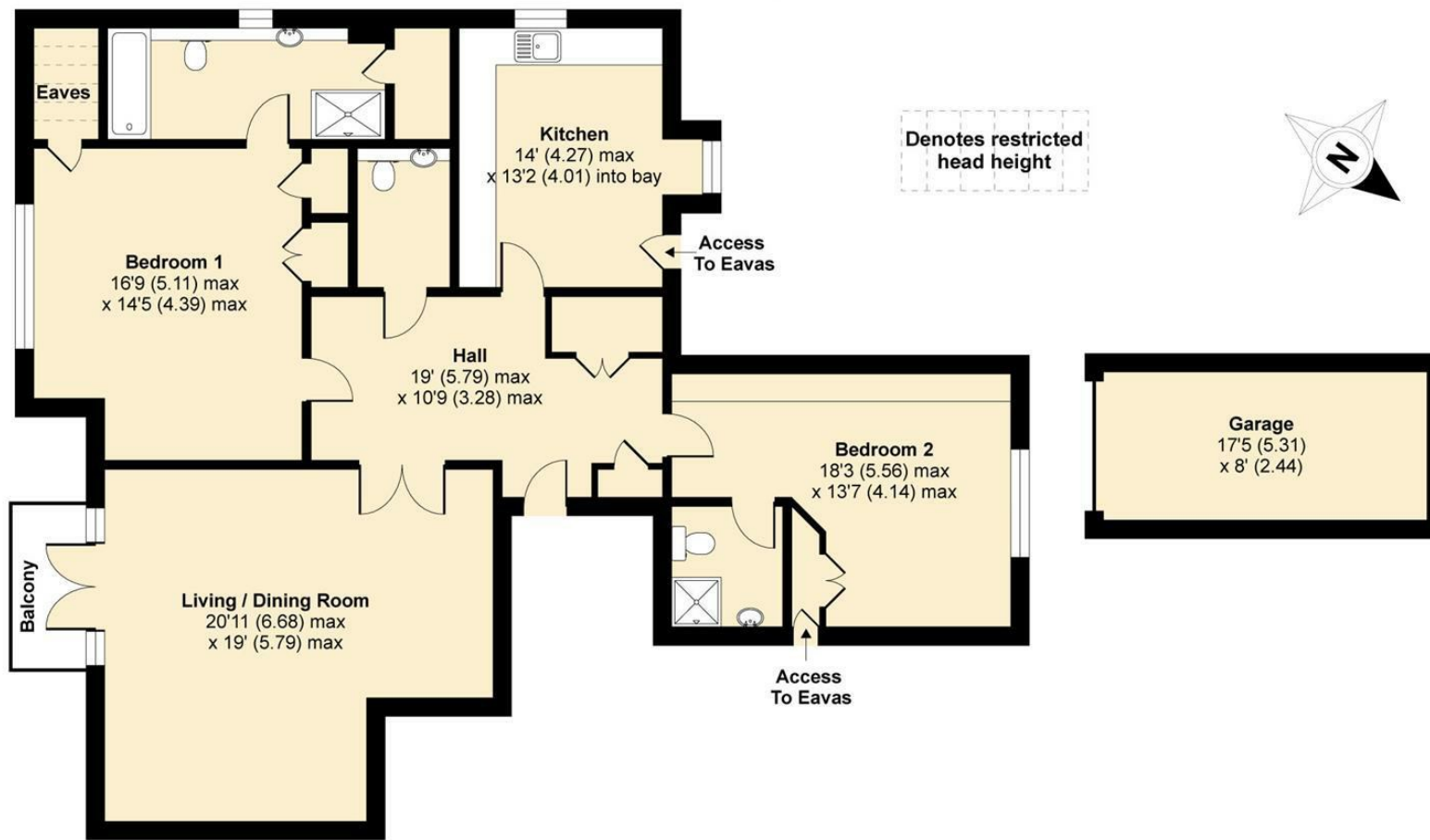
Externally, the property offers a garage with power, residents parking and substantial communal gardens.

Further features of this executive property include a lift and telephone entry system.



Hawks Hill House, Guildford Road, Fetcham, Leatherhead, KT22

APPROX. GROSS INTERNAL FLOOR AREA 1542 SQ FT 143.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT INCLUDES GARAGE)



PENTHOUSE

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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