

Lindrick Ermyn Way, Leatherhead

Leatherhead

Offers Over £700,000

Lindrick Ermyn Way

Leatherhead, Leatherhead

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Guide Price £700,000 to £745,000
- Detached chalet bungalow
- Three/four flexible bedrooms
- Two bathrooms
- Double garage and off street parking
- Scope to extend (STPP)
- No onward chain
- EPC Rating: D















Lindrick Ermyn Way

Leatherhead, Leatherhead

This detached three/four bedroom chalet bungalow is situated on a sought-after road with easy access to both Ashtead and Leatherhead. Occupying a secluded, mature corner plot, the property offers excellent potential to extend (STPP). Within walking distance to Downsend, St Andrews and St Johns Schools, this property is available with no onward chain.

The home provides flexible and spacious accommodation, including a large lounge, a generous downstairs bedroom, a bathroom, and a dining room that can also serve as a fourth bedroom. Upstairs, there are two well-proportioned bedrooms and a shower room, making this property adaptable for family living.

Externally, the property benefits from a double garage, ample off-street parking, and private front and rear gardens surrounded by mature trees and hedges, ensuring peace and privacy. Initial drawings for further improvement and extension have been prepared, offering scope to enhance and modernise.

This property presents an exceptional opportunity to create a bespoke home in a desirable and tranquil setting.

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- Scope to extend (STPP)

= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 119.1 sq m / 1282 sq ft
Garage = 23.6 sq m / 254 sq ft
Total = 142.7 sq m / 1536 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID851567)
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