



Randalls Road, Leatherhead KT22 7TQ

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# Randalls Road Leatherhead KT22 7TQ

This beautifully presented and stylishly modernised home has been thoughtfully extended and upgraded by the current owners to an exceptional standard. Designed with both comfort and functionality in mind, the property offers a seamless flow of accommodation ideally suited to modern family living. Located in a highly convenient position, just a short walk from Leatherhead's mainline station and town centre, this is a truly exceptional home offering space, style, and a prime location.

The spacious interior features three generous double bedrooms and three luxurious bath/shower rooms, ensuring ample space and convenience for all. The home's contemporary design is complemented by high-quality finishes throughout, creating a light-filled and inviting atmosphere.

**Spacious Open Plan Living**

**31ft Kitchen/Dining/Family Room**

**Three Double Bedrooms**

**Three Bathrooms**

**Snug**

**Utility**

**Office**

**Driveway Parking**

**Garden and Patio**

**EPC Rating: C**





On the ground floor, the accommodation flows beautifully, beginning with a cosy snug, fitted with contemporary glass doors that open into the heart of the home – a spacious open-plan kitchen/dining/living area. This impressive space is flooded with natural light, thanks to skylights and expansive wall-to-wall sliding glass doors, which lead directly onto a flagstone terrace and the landscaped garden beyond.

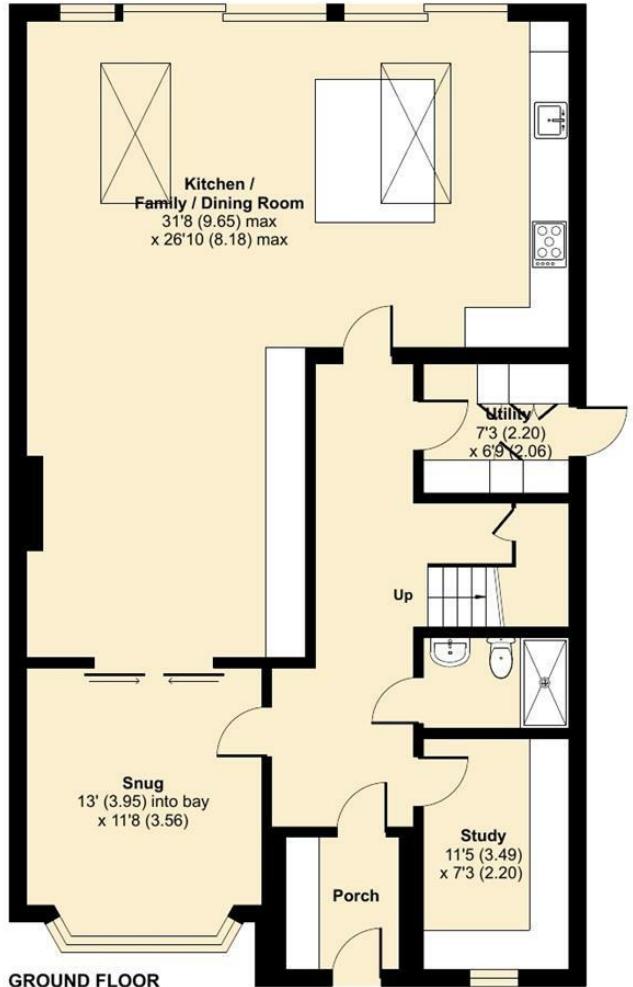
Additional ground floor accommodation includes a fitted study, utility room, and a stylish shower room with WC, offering superb functionality for busy family life.

Upstairs, a spacious landing leads to three double bedrooms, each with fitted wardrobes. The master bedroom enjoys the benefit of a sleek ensuite shower room, while the family bathroom is a true retreat, featuring a freestanding bath and separate walk-in shower.

Outside, the rear garden has been professionally landscaped, offering a generous flagstone terrace, perfect for entertaining, with steps leading down to a level lawn surrounded by mature trees and hedging that provide excellent privacy.

To the front, the property offers an area of lawn with planted borders and a paved driveway providing off-street parking for two vehicles.





GROUND FLOOR

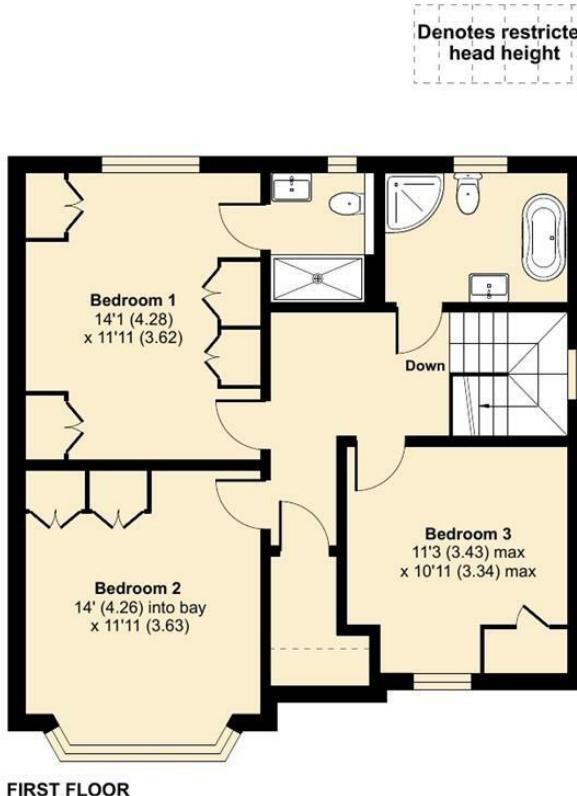
## Randalls Road, Leatherhead, KT22

Approximate Area = 1932 sq ft / 179.4 sq m

Limited Use Area(s) = 11 sq ft / 1 sq m

Total = 1943 sq ft / 180.4 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025.  
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01372 221 678

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

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