



Beech Holt, Leatherhead KT22 8RE

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## Beech Holt Leatherhead KT22 8RE

*A well presented spacious four-bedroom detached family home situated in a quiet cul-de-sac, within walking distance of Leatherhead town centre.*

Detached Family Home

South Westerly Facing Garden

Four Bedrooms

Three Reception Rooms

Two Bathrooms

Double Garage

Flexible Accommodation

Cul-de-Sac Location

Sought After Location

EPC Rating C

This superb family home is conveniently located just 0.8 miles from Leatherhead town centre and close to sought after schools including St Andrew's, St John's and Downsend.





The ground floor of this attractive family home comprises of a spacious reception hall with a downstairs cloakroom, a well equipped kitchen/breakfast room leading though to a useful utility room with access to both the garden and the garage.

In addition, there is a bright dual aspect sitting room with French doors opening into a conservatory, a dining room and a study.

The first floor offers an impressive principal bedroom with en-suite shower, three further bedrooms and a family bathroom.

Externally, the front of the property has a well maintained lawn and a driveway leading up to the double garage.

To the rear is a beautiful secluded south westerly facing garden which is mainly laid to lawn with well stocked borders and a patio perfect for al-fresco dining.

This property also benefits from a south facing solar system that generates both electricity and hot water.



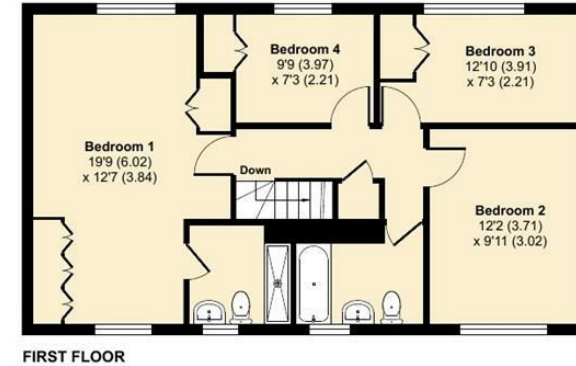
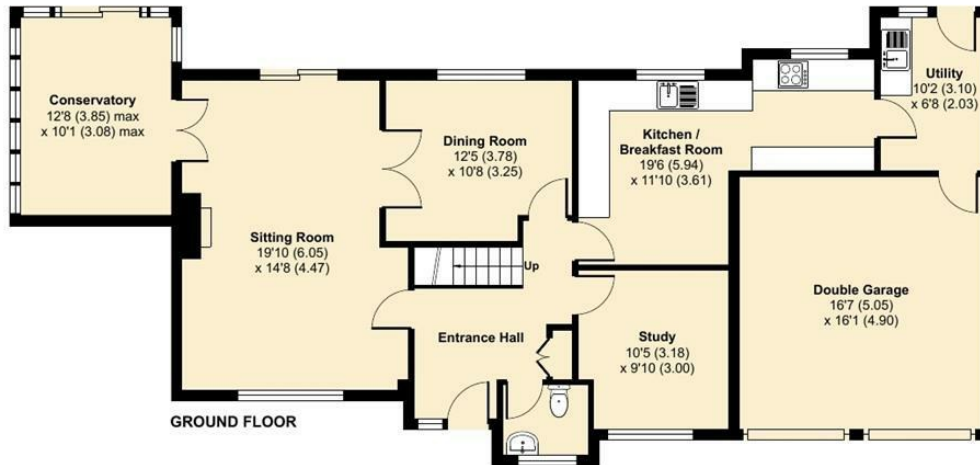
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Approximate Area = 1705 sq ft / 158.3 sq m

Garage = 253 sq ft / 23.5 sq m

Total = 1958 sq ft / 181.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for V&H Homes. REF: 1115447



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01372 221 678

sales@vhomes.co.uk

www.vhomes.co.uk

