



Ermyrn Way, Leatherhead KT22 8FE

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Ermyn Way Leatherhead KT22 8FE

A substantial six bedroom, three bathroom detached house built in 2012 by Croudace Homes. This well located property is one of the two largest plots on the development and has benefitted from various upgrades in recent years.

Five Double Bedrooms

One Single Bedroom / Study

Three Modern Bathrooms

Three Reception Rooms

2240 Sq. Ft of Contemporary Accommodation

Large Plot

Utility & Cloakroom

Spacious & Contemporary Kitchen

Driveway for Two Cars

Close to Outstanding Schools

Brancaster Grove is a sought after residential road situated just 0.5 miles from Junction 9 on the M25, 1.6 miles from Leatherhead Station and is within catchment of outstanding local schools.





On entering the house, an entrance hall leads to the bright dual aspect sitting room which benefits from a charming bay window. The spacious and contemporary high specification kitchen offers ample room for a breakfast table, a range of integrated appliances and views to the rear garden. From the kitchen double doors lead to the large dual aspect dining room with bifold doors to the garden. The ground floor of this executive family home also boasts a family room, a useful utility room and a cloakroom / W.C.

To the first floor, the landing leads to three double bedrooms, a single bedroom (which could be used as a study) and a stylish and recently fitted family bathroom. The master bedroom also benefits from a contemporary recently fitted en-suite shower room. The top floor of this outstanding home offers two further double bedrooms, one of which also provides an en-suite shower room.

Externally and to the front of the property there is driveway parking for two cars, and an integral and useful store. To the rear is the secluded and well kept garden which is one of the largest on the developments. The garden is mainly laid to lawn and also provides a large patio, perfect for al-fresco dining and entertaining.




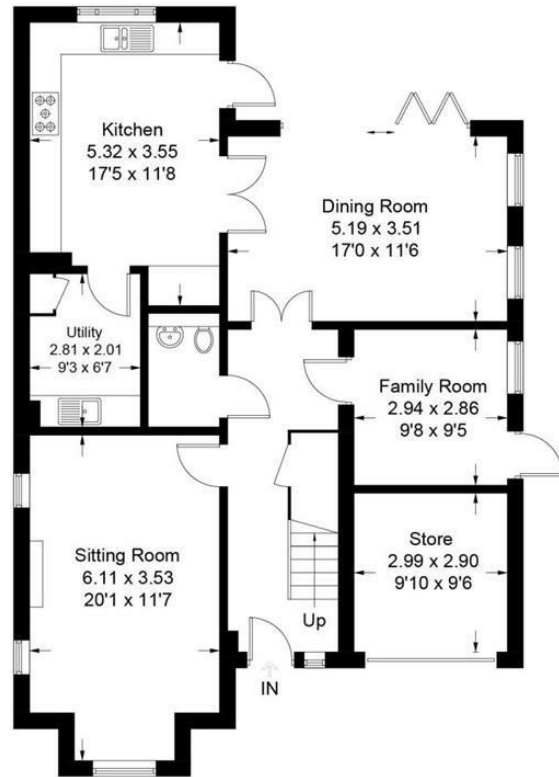
Approximate Gross Internal Area = 208.7 sq m / 2246 sq ft

Garage = 8.7 sq m / 94 sq ft

Total = 217.4 sq m / 2340 sq ft



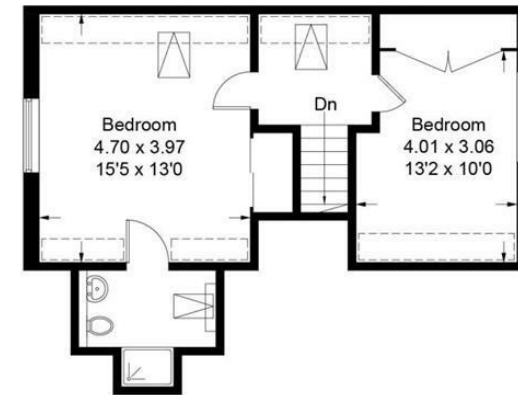
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Second 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.

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