



Quarry Gardens, Leatherhead KT22 8UE

**V&H**  
HOMES

Your local property specialist



## Quarry Gardens Leatherhead KT22 8UE

*A well appointed spacious five bedroom detached family home situated in a popular cul-de-sac location, offering versatile living arranged over three floors. This property is offered to market with no onward chain.*

Substantial Detached Family Home

Chain Free

Five Double Bedrooms

Four Bathrooms

Over 2800 Sq.ft Of Accommodation

Arranged Over Three Floors

Study/Office

Cul-de-Sac Location

Double Garage

EPC Rating C

Quarry Gardens is a sought after residential area offering easy access to Junction 9 on the M25 and is within catchment of outstanding local schools including St Andrew's, Downsend and St John's School.







The accommodation on the ground floor includes a welcoming entrance hall leading through to a modern kitchen with a range of integrated appliances, opening into a breakfast room overlooking the rear garden and a separate utility room.

Downstairs also offers a dual aspect dining room, a bright airy lounge with a feature fireplace, a study and a downstairs WC.

From the hallway a rising staircase leads to the first floor galleried landing. The first floor offers a spacious main bedroom suite with a dressing room and a shower room. In addition, on the first floor there are three further double bedrooms (one en-suite) each with fitted wardrobes, and a family bathroom.

Stairs lead from the first floor to the second floor with a further bedroom/games room and a shower room.

Outside the property benefits from a detached double garage and driveway parking for two cars. There are attractive gardens to the rear surrounded by mature hedges and shrubs.



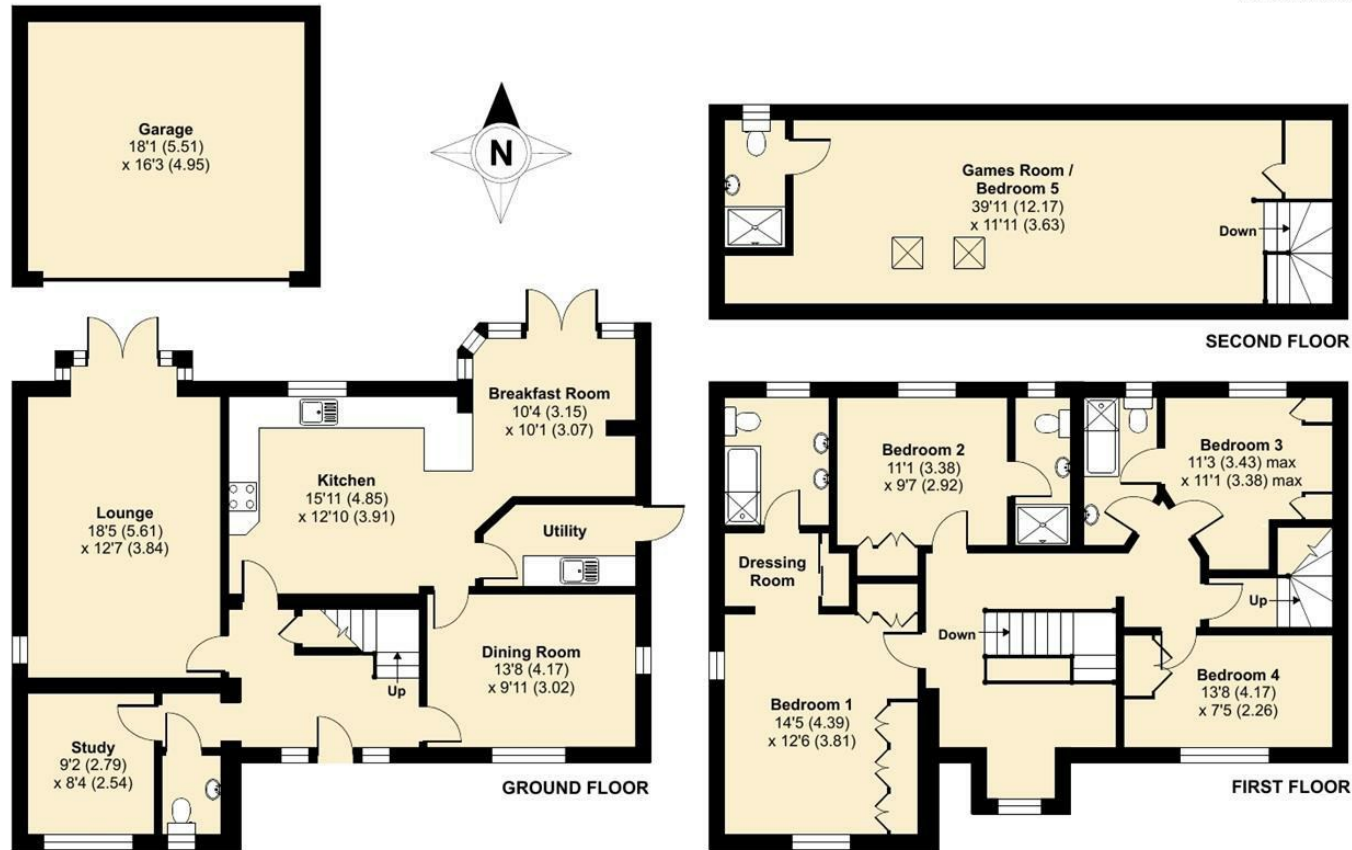


# Quarry Gardens, Leatherhead, KT22

Approximate Area = 2805 sq ft / 260.58 sq m (includes garage)

Approx. Garden Length = 35'9 (10.90)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for V&H Homes. REF: 164938



V&H Homes

01372 221 678

sales@vhomes.co.uk

www.vhomes.co.uk

