



Beech Holt, Leatherhead KT22 8RE

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An attractive Tudor Style four bedroom detached house with DOUBLE GARAGE and a secure private garden situated in a desirable cul de sac in SOUTH LEATHERHEAD within easy access to sought after schools including ST JOHN'S and DOWNSEND. The property is offered for sale with no chain.

19'8" Master Bedroom Suite

Three Further Bedrooms

Family Bathroom

Three Reception Rooms

Kitchen/Breakfast Room

Double Garage

Attractive Rear Garden

Cul De Sac Location

No Chain

EPC Rating E





The ground floor accommodation has a generous dual aspect lounge, a separate dining room and a spacious comprehensively fitted kitchen with space for a breakfast table next to the patio doors overlooking the garden. There is also a useful utility room, a cloakroom and a study.

The first floor offers a generous master bedroom with en-suite, plus three further bedrooms and the family bathroom.

Externally, the front of the property has a well maintained lawn and a driveway leading up to the **DOUBLE GARAGE** which is attached to the property.

The delightful gardens are privately screened by mature hedges and plants. There are attractive flower beds and a terraced area with outdoor seating.



 =Reduced Headroom Below



First Floor



Ground Floor

Approximate Gross Internal Floor Area : 147.40 sq m / 1586.60 sq ft
(Excluding Garage)

Garage : 25.40 sq m / 273.40 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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