



Merton Way, Leatherhead KT22 7QY

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Your local property specialist

Merton Way Leatherhead KT22 7QY

A contemporary and extended family home boasting an outstanding master loft suite, open plan kitchen / dining room and south facing rear garden. Located in a quiet residential road, 1 mile from Leatherhead town centre and station.

Outstanding Master Loft Suite

Ample Eves Storage

3 Double Bedrooms & 1 Single

2 Bathrooms

Open Plan Kitchen / Dining Room

Large Driveway

South Facing Garden

Contemporary Family Home

EPC Rating: C

Merton Way is situated just 1 mile from Leatherhead Station which offers trains to London Waterloo and Victoria in approximately 40 minutes.





On entering the house an entrance hall leads to the bright living room with feature wood burning fireplace. The open plan and contemporary kitchen / dining room is perfect for modern family living and benefits from French doors to the rear garden, ample work surfaces and integrated appliances.

To the first floor, a light and airy landing leads to two good sized double bedrooms, one with built in storage, and a third single bedroom. There is also a three-piece modern family bathroom with underfloor heating.

The second floor of this superb home boasts a stylish and impressive master loft suite. This spacious bedroom benefits from a large dressing room and contemporary en-suite shower room with underfloor heating and 'his and hers' sinks.

The excellent south facing rear garden is mainly laid to lawn and with high fencing on both sides, giving a sense of privacy. There is also a large decked area, perfect for al-fresco dining in the summer months. To the front of the property is a large driveway with a lawn and side access.

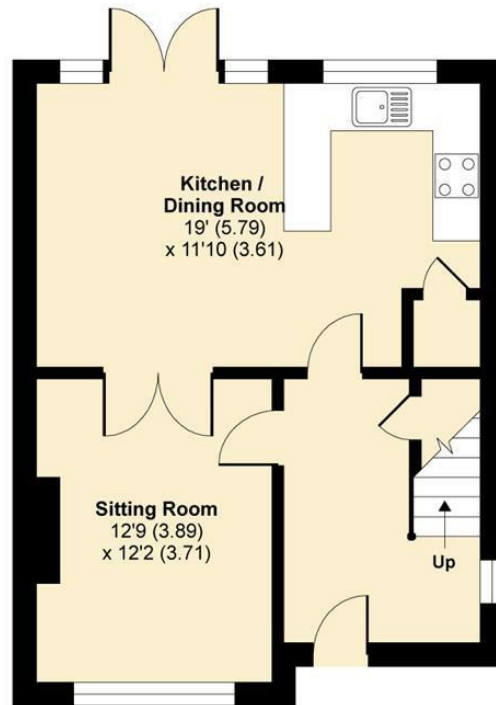


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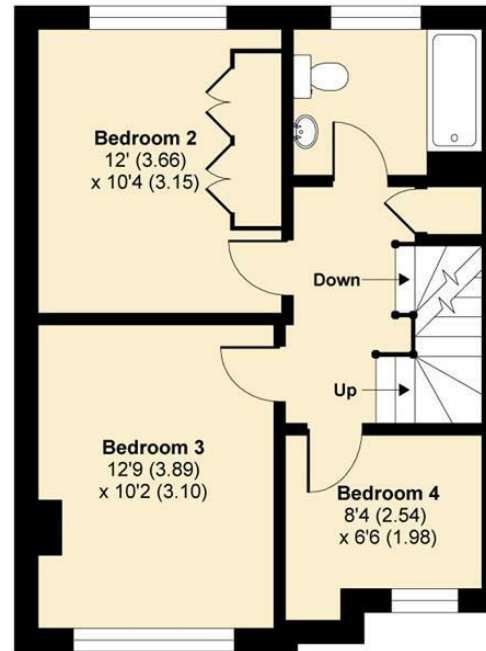
APPROX. GROSS INTERNAL FLOOR AREA 1242 SQ FT 115.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



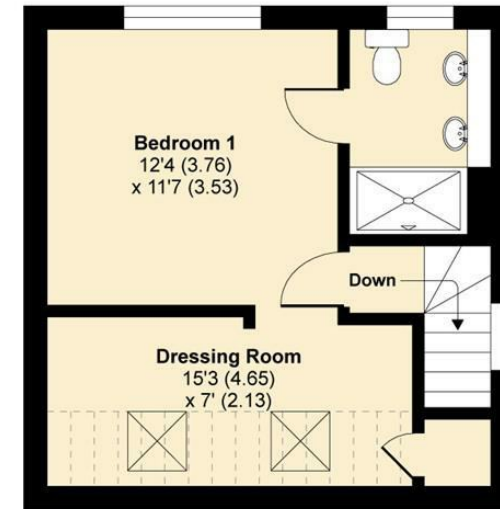
Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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