



Hazel Way, Leatherhead KT22 9QD

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Hazel Way Leatherhead KT22 9QD

This beautifully presented detached family house offers just under 3000 sq.ft. of bright and spacious accommodation whilst set in a quiet residential road with no onward chain.

Large Five Bedroom Detached House

Four Reception Areas

Three Luxury Bathrooms

Annexe Potential

Extended and Modernised Throughout

Spacious Kitchen

Garage & Utility Area

Sought After Quiet Residential Road

Downstairs Cloakroom

EPC Rating: C

A substantial, extended and modernised five bedroom detached family home, situated in a popular residential road close to Fetcham Village shops, restaurants and outstanding local schools.





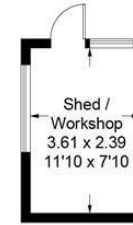
A spacious hallway leads to the large kitchen breakfast room which is the hub of the house featuring a breakfast bar, integrated appliances, modern cabinets and a door to the dining room. There is a good sized utility room with personal door to the integrated garage. The hallway also leads through to three reception areas - a 21 foot living room, a 29 foot family room and a dining area with sliding doors out to the garden. Additionally, there is a ground-floor bedroom with en-suite shower room and a separate study, which could be used as an annexe.

Upstairs, there are three double bedrooms and a single bedroom, two spacious luxury bathrooms and a galleried seating area with bifold doors and a Juliette balcony overlooking the garden.

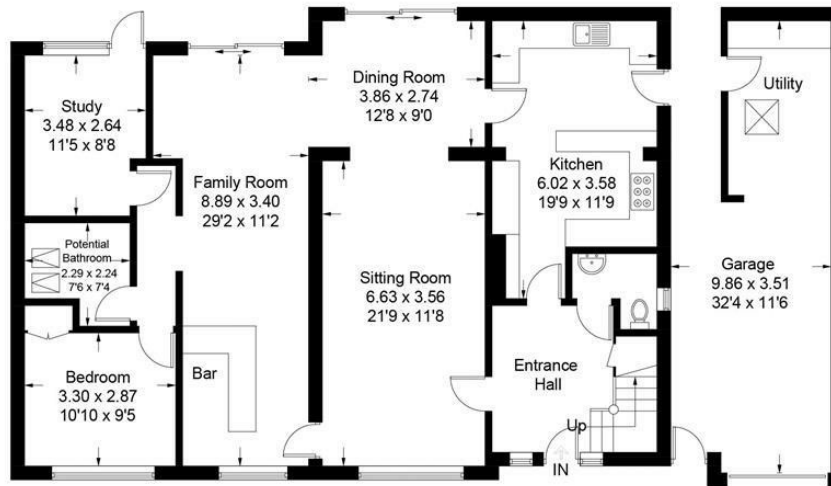
Outside, the large garden has a seated patio area and a summer house, and is mainly laid to lawn with trees and shrubs. There is an integrated garage and off street parking for several cars.



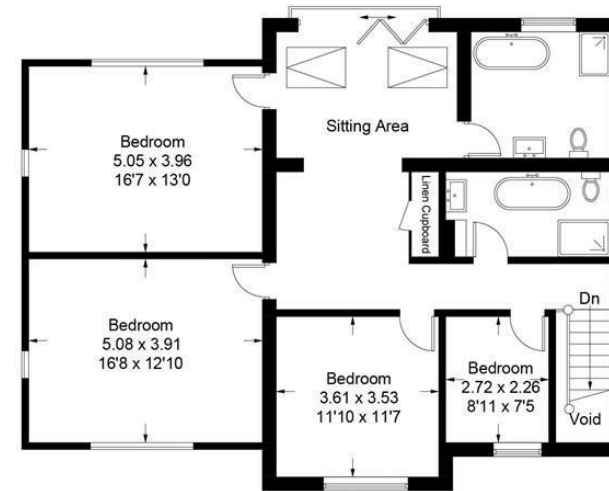
Approximate Gross Internal Area (Excluding Void) = 239.4 sq m / 2577 sq ft
 Garage = 29.2 sq m / 314 sq ft
 Outbuilding / Utility = 8.6 sq m / 93 sq ft
 Total = 277.2 sq m / 2984 sq ft



Outbuilding
 (Not Shown In Actual Location / Orientation)



Ground Floor



First 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. (ID317188)
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