



Cleeve Road, Leatherhead KT22 7NH

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Cleeve Road  
Leatherhead KT22 7NH

*A superb three bedroom house with a lovely garden and off street parking situated within walking distance of Leatherhead mainline station.*

Three Spacious Bedrooms

Open Plan Ground Floor

Driveway for Two Cars

Secluded Rear Garden

Kitchen with Breakfast Bar

Downstairs WC

Side Access

0.6 Miles to Station

EPC Rating C





On entering the house, a hallway leads to the spacious and bright living / dining room which benefits from French doors to the garden. Open plan to the living / dining room is the spacious kitchen which is bright, well presented and provides an extended breakfast bar and a range of built in units and integrated appliances. The ground floor of this lovely home also offers a cloakroom / W.C.

To the first floor there are three spacious bedrooms and a modern family bathroom.

Externally, the private garden is secluded and mainly laid to lawn with the benefit of side access. There is a decked seating area with a pergola cover, great for relaxing and entertaining. This excellent home also offers driveway parking.

The house is situated just 0.6 miles from Leatherhead Station which offers trains to London Waterloo and Victoria in approximately 40 minutes.





Ground Floor



1st Floor

Total approx floor area: 855.2 ft<sup>2</sup> (79.5 m<sup>2</sup>)  
 Ground Floor: 423.8 ft<sup>2</sup> (39.4 m<sup>2</sup>)  
 1st Floor: 431.5 ft<sup>2</sup> (40.1 m<sup>2</sup>)

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