



1a Clements Mead, Leatherhead, KT22 7RN
Guide price £600,000



A unique detached family home with further potential to extend and improve (stpp), located in a residential cul de sac in Leatherhead, Surrey.

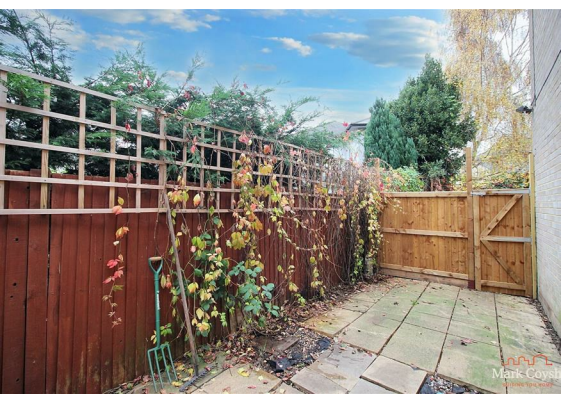
The ground floor layout consists of an entrance porch, hallway with under stairs storage, separate toilet, dining room, fitted kitchen, great size living room and conservatory.

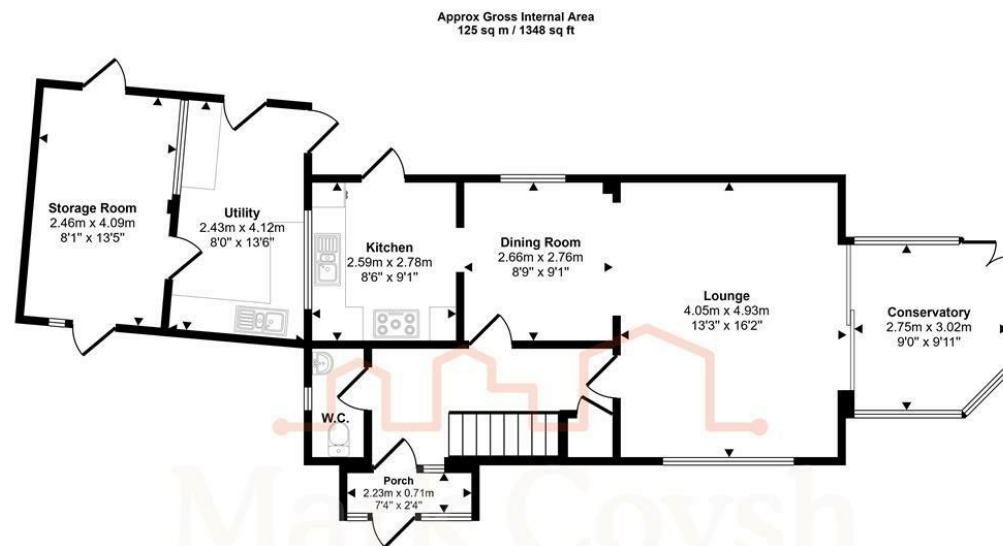
Upstairs there are four bedrooms, a family bathroom and access to a good size loft space.

Externally there is a low maintenance wrap around garden, access to a utility room and additional store room. To the front there is a good size driveway with off street parking.

The residence is positioned just round the corner from the local parade of shops and a Tesco supermarket. The local park is also close by, whilst the mainline station, the town centre and a good selection of schools are also in comfortable reach. Junction 9 of the M25 is also just down the road, giving great connectivity in and out of London and Gatwick and Heathrow airports.

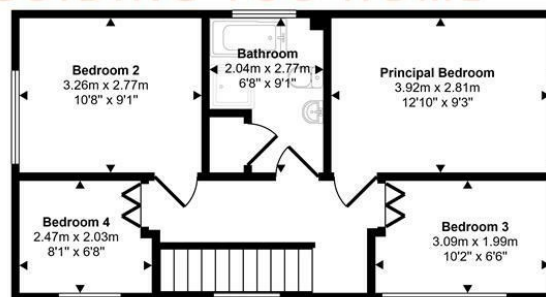






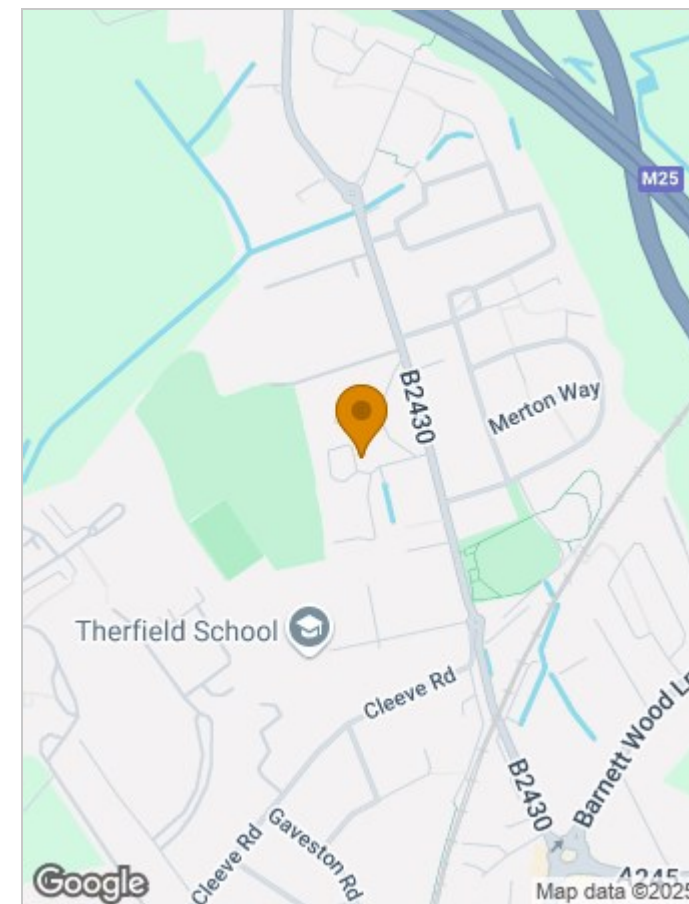
Ground Floor
Approx 78 sq m / 839 sq ft

GUIDING YOU HOME



First Floor
Approx 47 sq m / 509 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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Tel: 01372 303703

Email: guide@markcoysh.co.uk