



Glenfield Fortyfoot Road, Leatherhead, KT22 8RN

Price Guide £825,000



- DETACHED BUNGALOW
- THREE BEDROOMS
- SPACIOUS 11' x 10' RECEPTION HALL
- KITCHEN & ADJOINING UTILITY/CLOAKROOM
- 0.22 ACRE SOUTH WEST FACING PLOT
- * SCOPE FOR EXTENSION (STPP)
- SITTING/DING ROOM
- 1365 SQ.FT.INCL.GGE & STORE
- LARGE DRIVEWAY & GARAGE
- 100' + REAR GARDEN

Description

Offered with no onward chain, this detached bungalow enjoys a 0.22 acre South West facing plot being located in a road of higher value detached properties and whilst just a short walk away from local schools, station and town centre.

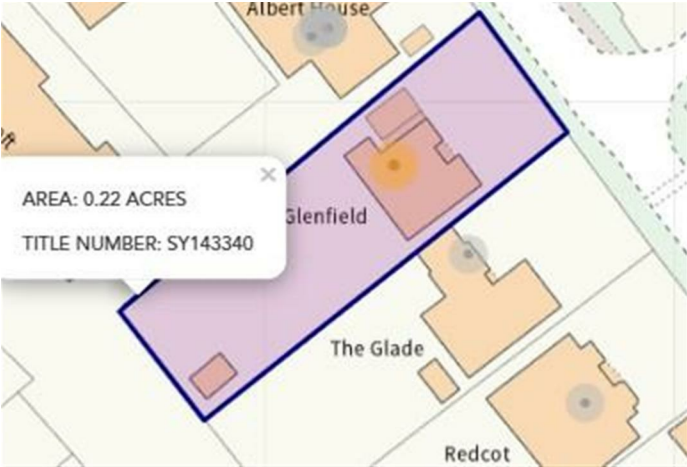
There is just over 1200 sq.ft of well proportioned space which includes a detached garage. Set on a wide 56' plot, Glenfield offers a superb opportunity to enlarge further (STPP) and this together with internal remodelling could lead to the creation of a superb family home.

The accommodation includes an inner hall leading to spacious 11' x 10' reception hall off of which are three double bedrooms and large family bathroom. There is a fitted kitchen with adjoining utility room & cloakroom and lovely 19'11 x 12'10 sitting/dining room with log burning stove, herringbone oak floor and sliding doors to the rear terrace.

Externally, there is a gravel drive with brick edging providing for ample off street parking and access to a detached single garage. A gated covered walkway leads through the a large rear garden with extensive terrace with steps to a good sized lawn with mature boundary hedging and trees. There is an impressive timber 14'10 x 9'10 workshop.

N.B 1 - Glenfield is set within the 'private road' part of Forty Foot Road which is maintained by the residents - £150 p.a

* N.B.2 - MO/2025/02528 Addition of a first floor extension, raising of the roof height to 9.4 metres.



Situation

Fortyfoot Road is located just off the Epsom Road and within a 5-10 walk the town centre, Leatherhead Theatre (also used as a cinema) Leisure Centre, Parish Church, Library and Nuffield Health Gym.

In nearby Church Street is a Waitrose. The town centre itself offers a wide variety of quality independent restaurants and pubs. Within the area there are highly regarded both state and private schools including in Leatherhead St John's School , Therfield, St Andrews and Downsends School whilst at nearby Mickleham is Box Hill School.

Leatherhead is well located for commuter access to London Waterloo and Victoria with regular services of just over 45 minutes. Junction 9 of the M25 at Leatherhead offers access to the national motorway network being almost equidistant between Heathrow and Gatwick International Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking and horse riding. There are numerous golf courses and other outdoor activities at Denbies Wine Estate, Bocketts Farm, Polesden Lacy and Norbury Park.

Tenure

Freehold

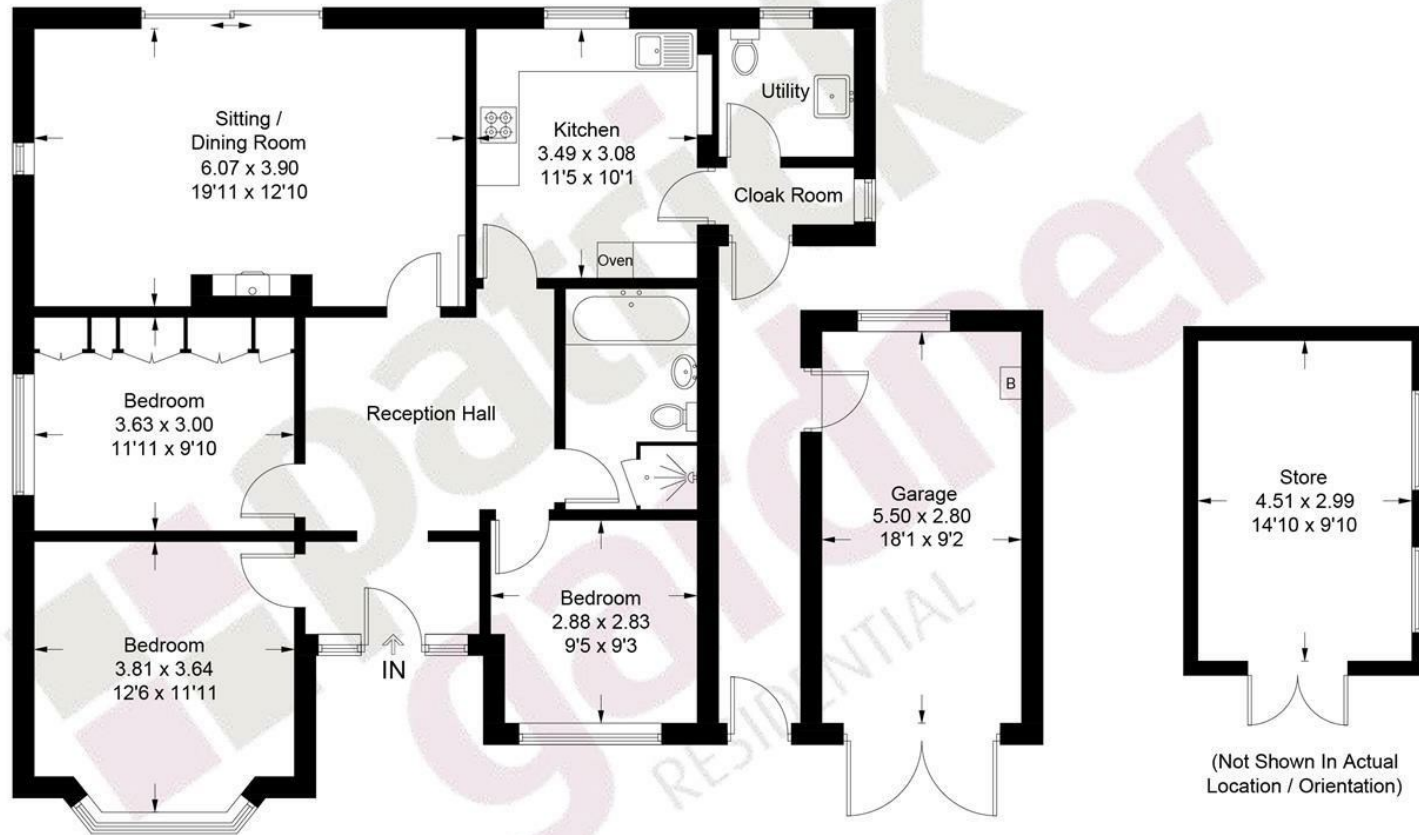
EPC

D

Council Tax Band

F

Approximate Gross Internal Area = 97.5 sq m / 1049 sq ft
Outbuilding / Store = 29.4 sq m / 316 sq ft
Total = 126.9 sq m / 1365 sq ft



Ground 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. (ID1325213)

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