



1 Hazelmere Close, Leatherhead, Surrey, KT22 7DU

Price Guide £439,950





- SEMI-DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- SITTING/DINING ROOM
- HALL & CLOAKROOM
- SHORT WALK TO SCHOOLS & STATION
- GARAGE AND PARKING \*
- 1177 SQ.FT.INCL.GGE
- MODERN KITCHEN
- LANDSCAPED GARDENS
- WELL APPOINTED THROUGHOUT



Description

This beautifully appointed semi-detached house offers 1177 sq.ft.incl.gge of bright, modern accommodation whilst within walking distance of schools, station and local shops.

Well maintained throughout, the ground floor comprises a reception hall with cloakroom and small study area, modern fitted kitchen with integrated appliances and lovely 21' x 12' sitting/dining room with French doors to the conservatory.

Upstairs, an impressive principal bedroom measures 16'5 x 9'6 and has a fitted wardrobes and useful storage cupboard, there is a second double bedroom with fitted wardrobes and a large family bathroom with separate shower and bath.

Outside, there is parking to the front. \* In the past the current owners have had positive conversations with the local authority about dropping the curb which would positioned where the front hedge is. There is gated side access to the rear and side gardens which are neatly landscaped to include brick patio, an artificial grass area and useful BBQ area screened with mature tress and plants. There is a rear garden gate to a private single garage.



Situation

Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose Local and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town.

The main line railway station offers fast and frequent services north to London terminals and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is only a two-minute drive away, providing easy access to both. Gatwick and Heathrow Airports.

There is a wide range of quality private and state schooling in the general area. State schools include St Andrew's RC School and Therfield Secondary School, both in Leatherhead whilst Private schools include St. John's in Leatherhead, Downsends School, City of London Freeman's School in Ashted.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts farm and Epsom Downs where the famous Derby is held.

Tenure

Freehold

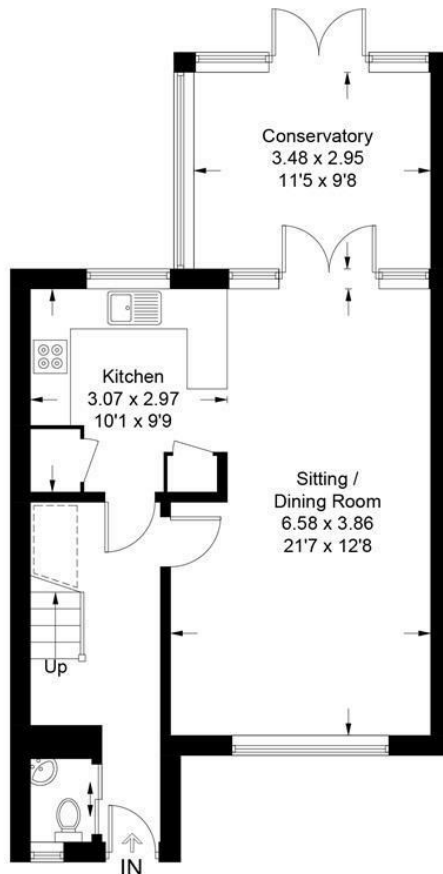
EPC

D

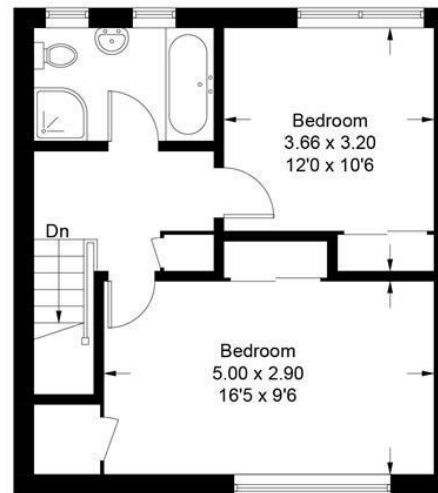
Council Tax Band

D

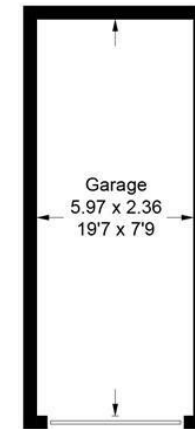
Approximate Gross Internal Area = 95.4 sq m / 1027 sq ft  
Garage = 14.0 sq m / 150 sq ft  
Total = 109.4 sq m / 1177 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

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. (ID1208868)  
www.bagshawandhardy.com © 2025

1-3 Church Street, Leatherhead, Surrey, KT22 8DN  
**Tel:** 01372 360078 **Email:** leatherhead@patrickgardner.com  
**www.patrickgardner.com**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

