



Elm Close, Leatherhead, KT22



Family home on a plot with great potential

This property on a plot of just over 0.3 acres is in need of modernisation and offers enormous potential to either renovate, extend or to build a larger replacement in its stead, subject to Planning Permission.

The current house of just over 2000 sq ft has one single and two double bedrooms along with two bathrooms. To the front of the house is a large sitting room and a family room, both with sliding doors that overlook the garden. The kitchen at the rear of the property, is of a good size and leads to a conservatory. A double-length integral garage and two WCs complete the accommodation.



Tenure: Freehold

Local authority: Mole Valley Borough Council

Council tax band: G







The well-maintained lawn wraps around the house on three sides and is bordered by a fence as well as mature shrubs. There is also a patio dining area.

The property is on a sought-after private road in a convenient location within a short distance of both Leatherhead town centre and train station. Leatherhead offers a range of independent and well-known shops and businesses. Epsom, Dorking and Guildford are nearby for other, excellent shopping, leisure and entertainment facilities. Leatherhead Train Station has direct train services to Waterloo or London Bridge, making it a great commuter location.

Leatherhead is well-served with a range of local state and private schools in the town and in the neighbouring towns of Ashted and Epsom.

(Leatherhead High Street, 0.4 miles), (Leatherhead Station, 1.1 miles), (Epsom, 0.7 miles), (Dorking, 5 miles), (Guildford, 13.3 miles), (Ashted, 2.2 miles), (J9 M25, 1.4 miles). All distances are approximate.







This plan is for your guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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