



Oxshott Road, Leatherhead **KT22**

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## KT22

A detached four bedroom family home in Leatherhead. Located in a cul-de-sac the property offers privacy with wooden gates and a low retaining brick wall, there is a large block paved driveway and garden area to the front.

An enclosed porch opens into the large hallway, which has an under-stair storage cupboard, a coat area, and the downstairs cloakroom. The principal reception rooms are accessed from the hallway and these include; a study to the front, a good-sized living room with a door leading out to the rear patio, and double doors which lead directly into the dining room.



**Furniture:** Available unfurnished

**Minimum length of tenancy:** 12 Months

**Local authority:** Mole Valley District Council

**Council tax band:** G





The stairs from the hall take you up to the first-floor landing where there are four bedrooms and two bathrooms. Three of the bedrooms are at the back of the house and overlook the rear gardens.

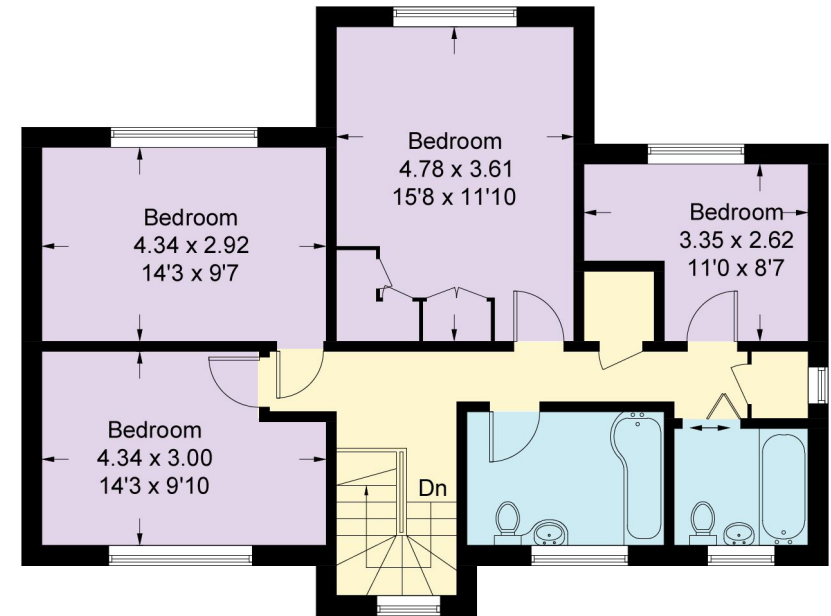
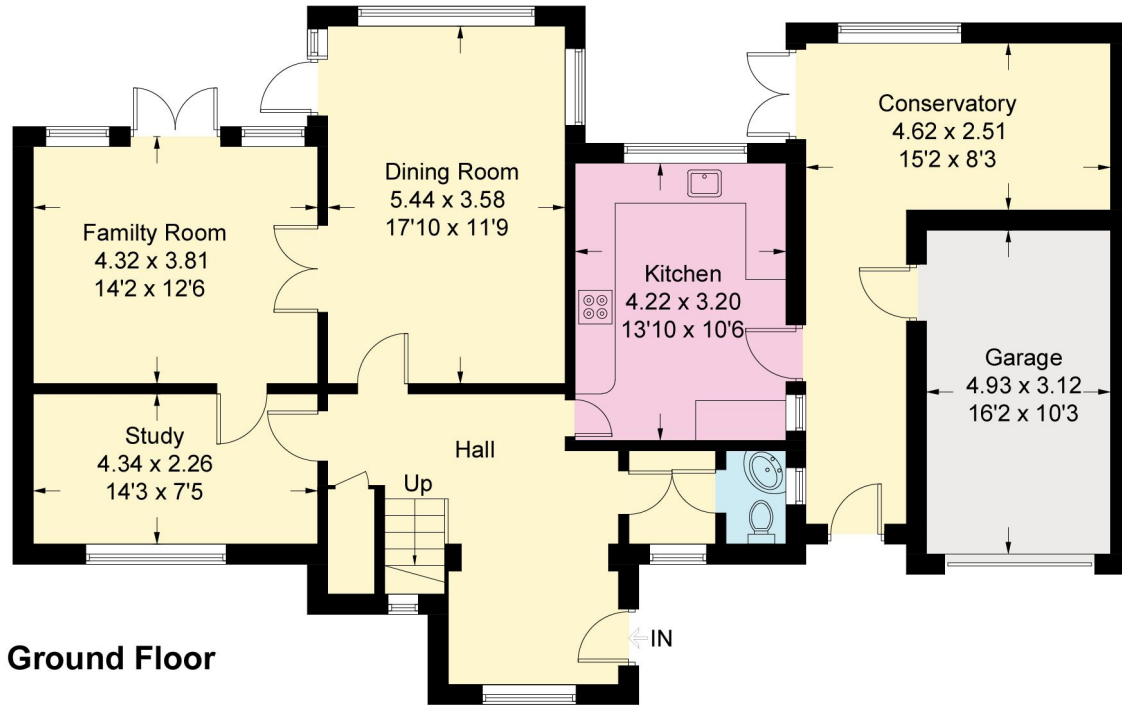
There is a large patio that runs across the back of the house and this can be accessed from the living room, the dining room, and the conservatory. The rest of the garden is primarily laid to lawn, however, there are a few beds, a large shed, and mature trees towards the rear, which backs onto a wooded area.





Approximate Gross Internal Area = 196.9 sq m / 2119 sq ft  
(Including Garage)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the importance on the last page of the text of the Particulars.



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We would be delighted to tell you more

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