



Yarm Way, Leatherhead, KT22 8RQ



£950,000

Freehold

Private Road
Detached Bungalow
Approx 2,270 Sq Ft
Four Bedrooms
Kitchen/Breakfast Room
Utility Room
Integral Double Garage
Carriage Driveway
Mature Gardens
Dining Room

As you enter this highly sought after private road situated to the south of Leatherhead town you are treated to truly stunning views across Ranmore and the very exclusive Beaverbrook Golf course.

Sitting on an elevated position the present owners have made significant improvements to their home including two extensions; the installation of solar panels and large UPVC double glazed picture windows to the principal reception rooms which makes for the best of the views!

This is a modernised spacious property which really needs to be viewed to be fully appreciated.



Rialto comprises a large reception hall which leads to the sitting room, featuring a living flame gas fire and bi-fold doors opening to the morning room with views over the gardens. The dining room has glazed folding doors which can open up the room to the reception hall, providing a generous entertaining space. The kitchen is fitted with a high quality range of Alno cabinets with Corian worktops, leading to the breakfast area with floor to ceiling windows and doors overlooking and opening onto the garden. There is also a utility room with a range of cupboards and a stainless steel sink. There are four double bedrooms in the rear wing, one fitted with Hyperion furniture as a study. The two recently modernised luxury shower rooms are fitted with Porcelanosa tiles and Villeroy & Boch sanitarywear.

Outside, the gardens both to the front and rear, are beautifully presented. There is an integral double garage, with an electric powered double door, plus a pedestrian door into the hall.

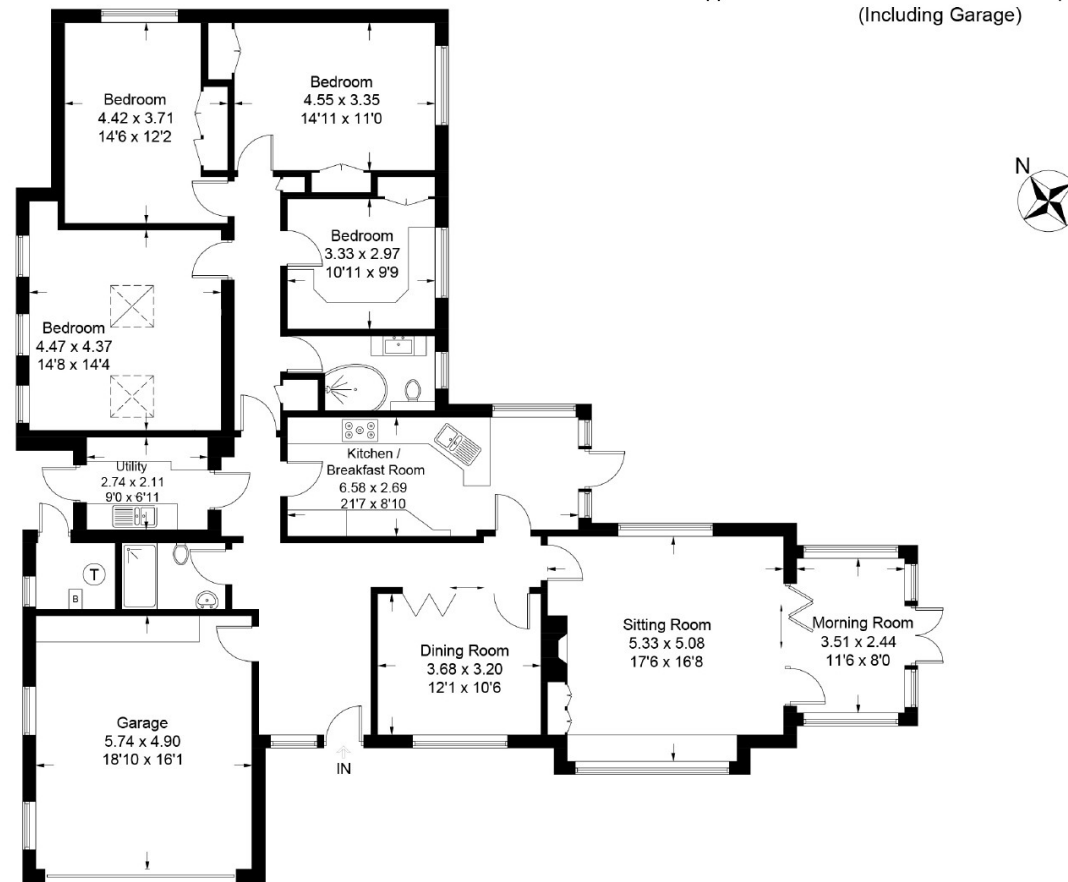
The property is set within Leatherhead, a historic market town just off Jct. 9 of the M25. Leatherhead railway station has services to London Victoria, London Bridge and Waterloo. The area surrounding Leatherhead is particularly noted for its natural beauty and includes many footpaths to the adjoining countryside as well as river side walks on your doorstep. Other nearby towns include Epsom, Dorking, and Cobham whilst the larger centres of Guildford and Kingston are both within easy reach.

Freehold





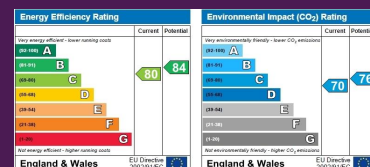
Approximate Gross Internal Area = 211 sq m / 2271 sq ft
(Including Garage)



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. (ID357953)
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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



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