



Hazelmere Close, Leatherhead, KT22

Leatherhead

£265,000

Bedrooms: 2

Bathrooms: 1

Receptions: 1

A fantastic ground floor duplex apartment offering spacious accommodation, a private balcony, and a peaceful cul-de-sac location.

The ground floor comprises a welcoming entrance hall with good storage, leading through to a bright and generous open-plan kitchen and living area.

Upstairs, there are two well-proportioned bedrooms with built in storage, including a master bedroom with direct access to a private balcony. The first floor is completed by a family bathroom and a separate WC.

The property also benefits from off-street parking, a garage, and is within walking distance of the mainline station.

Leatherhead town centre is within easy reach and provides an excellent range of amenities including restaurants, shops, a theatre, Waitrose, Sainsbury's and Tesco. Leisure facilities are close by, including the leisure centre at Fetcham Grove, Nuffield Health and Anytime Fitness. Transport links are superb, with trains to London in approximately 40 minutes and the M25 (Junction 9) within close proximity.

The local area is surrounded by beautiful open countryside, much of which is National Trust land, with notable nearby attractions including Box Hill, Polesden Lacey and Brooklands Museum. There is also a good selection of well-regarded state and private schools locally, including St Andrew's RC School, Downsends Prep School, St John's School and City of London Freeman's School in nearby Ashted.







Bedrooms: 2

Bathrooms: 1

Receptions: 1

A fantastic ground floor duplex apartment offering spacious accommodation, a private balcony, and a peaceful cul-de-sac location.

The ground floor comprises a welcoming entrance hall with good storage, leading through to a bright and generous open-plan kitchen and living area.

Upstairs, there are two well-proportioned bedrooms with built in storage, including a master bedroom with direct access to a private balcony. The first floor is completed by a family bathroom and a separate WC.

The property also benefits from off-street parking, a garage, and is within walking distance of the mainline station.

Leatherhead town centre is within easy reach and provides an excellent range of amenities including restaurants, shops, a theatre, Waitrose, Sainsbury's and Tesco. Leisure facilities are close by, including the leisure centre at Fetcham Grove, Nuffield Health and Anytime Fitness. Transport links are superb, with trains to London in approximately 40 minutes and the M25 (Junction 9) within close proximity.

The local area is surrounded by beautiful open countryside, much of which is National Trust land, with notable nearby attractions including Box Hill, Polesden Lacey and Brooklands Museum. There is also a good selection of well-regarded state and private schools locally, including St Andrew's RC School, Downsends Prep School, St John's School and City of London Freeman's School in nearby Ashted.

Hazelmere Close, Leatherhead, KT22

Approximate Gross Internal Area = 78.1 sq m / 841 sq ft
Garage = 12.0 sq m / 129 sq ft
Total = 90.1 sq m / 970 sq ft

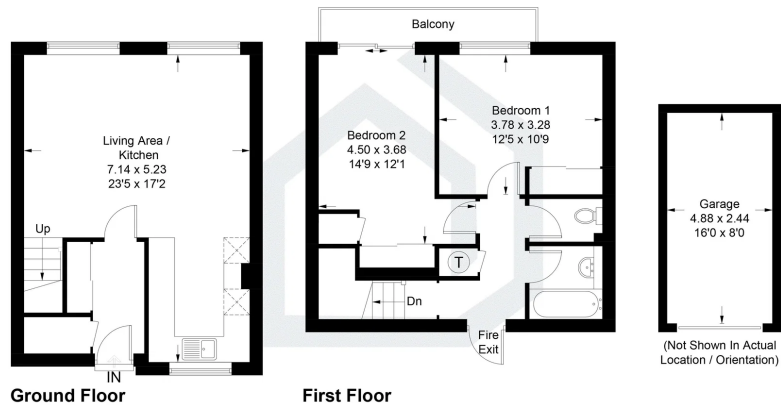


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1254252)



Pacey Wingent Dickson Property Partnership Limited

197 Lower Road Great Bookham Leatherhead KT23 4DG

07942 075 880

info@pwdproperty.co.uk

<https://pwdproperty.co.uk/>