



Jackie Quinn
estate agents

18 Quarry Gardens, Leatherhead

Guide Price **£1,100,000**

A beautifully presented and generously proportioned four/five bedroom, four bathroom detached family home offering approximately 2,767 sq ft of versatile accommodation, including a double garage, situated in a desirable residential location.

An enclosed porch provides access through substantial double doors. The property is centred around a fabulous open-plan kitchen/dining room measuring over 26ft in length, creating the perfect space for modern family living and entertaining. The kitchen is complemented by a cosy snug area and ample storage throughout. A separate dual-aspect living room provides a comfortable retreat, while a further reception room on the ground floor offers excellent flexibility as a study, playroom, guest bedroom or home office. The ground floor is completed by a WC/Shower room, utility area and impressive double height entrance hall.

To the first floor, a spacious galleried landing leads to four well-proportioned bedrooms. The principal bedroom benefits from a dressing area with built-in wardrobes and an en-suite shower room. Bedroom two also enjoys excellent proportions and fitted storage, along with direct access to a family bathroom. Bedrooms three and four provide ideal accommodation for family members or guests, and are served by a further spacious bathroom.

The rear garden which was the subject of a major improvement project in 2024 has a patio, paved with quality porcelain tiles, a lawned area and a lovely feature eating area. There are also external electric points and outside lighting.

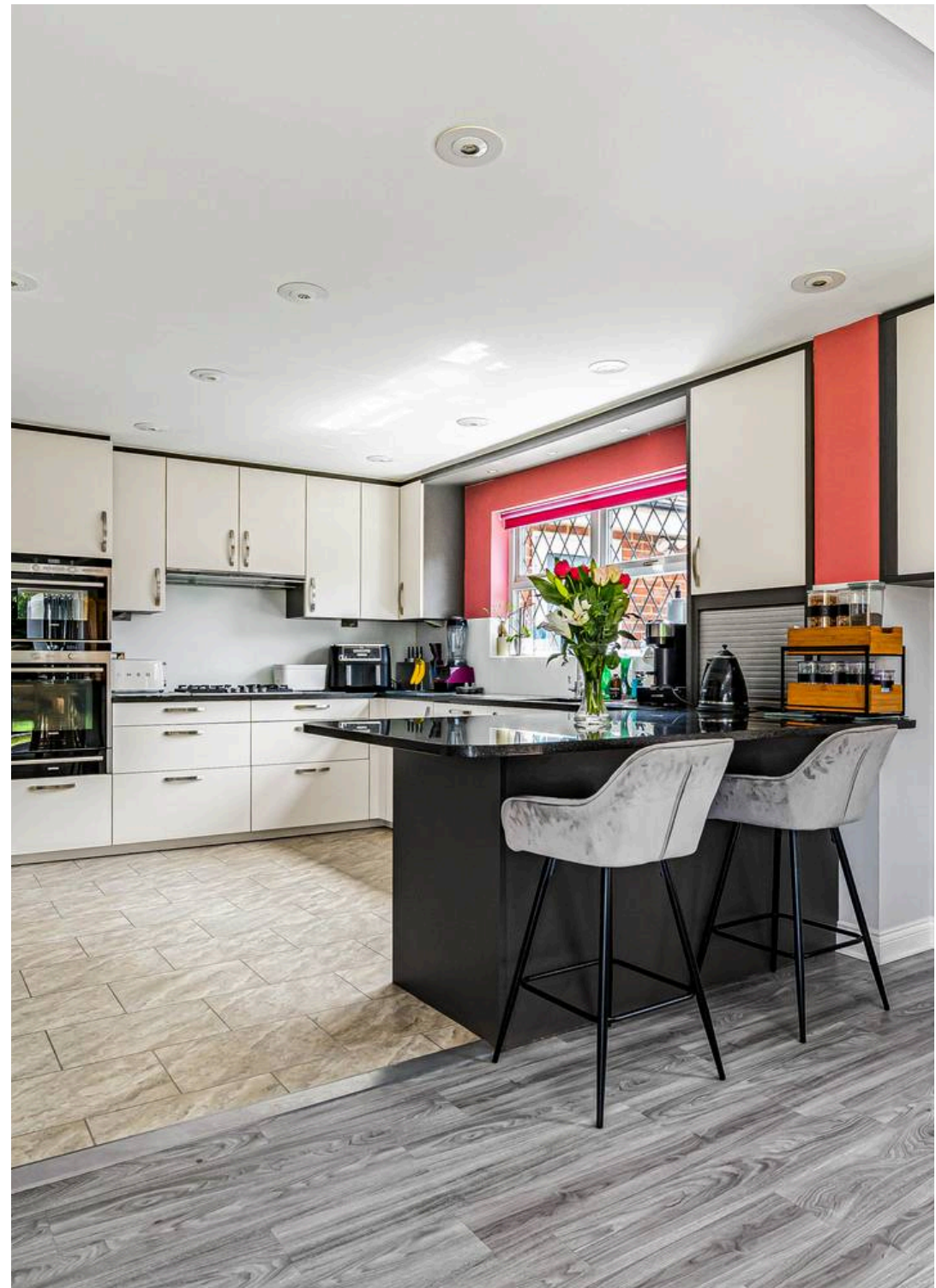
Externally, the property benefits from a detached double garage, with eclectic door, an EV charging point and driveway parking for three cars.

Combining generous living space, flexible accommodation and excellent storage, this substantial family home is perfectly suited to modern lifestyles.

Located in a desirable location on the Ashtead/Leatherhead borders. Excellent schools both state and private are near by.

Council Tax band: G

EPC Energy Efficiency Rating: D





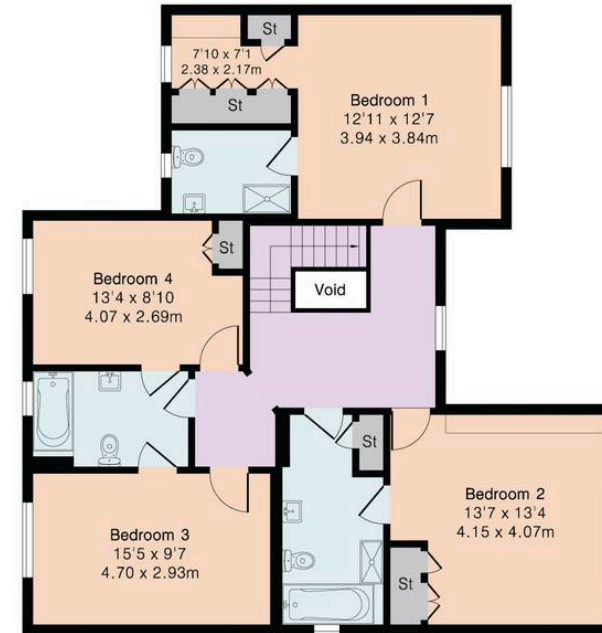
Approximate Gross Internal Area 2767 sq ft - 257.0965 sq m

Ground Floor Area 1693 sq ft – 157.3195 sq m

First Floor Area 1074 sq ft – 99.7770 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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