



47 Beechwood Park, Leatherhead, KT22 8NL

Price Guide £600,000



- STUNNING SEMI-DETACHED HOUSE
- LOVELY SW FACING GARDEN
- TWO DOUBLE BEDROOMS
- SITTING/DINING ROOM
- PRIVATE ESTATE
- ADJOINING GARAGE WITH PARKING
- 1086 SQ.FT.INCL.GGE
- TWO BATHROOMS
- GOOD SIZED FITTED KITCHEN
- SOUGHT AFTER LOCATION

Description

This superb semi-detached house is situated on an established private estate set in 5 acres of mature parkland with lit paths, well maintained lawns and wide variety of specimen trees.

Built by Octogen Homes and stylish throughout, the well appointed accommodation comprises a spacious reception hall with cloakroom, lovely 18' x 14' sitting/dining room with doors to the rear garden and good sized fitted kitchen with space for breakfast table. Upstairs, the landing has an airing cupboard and access hatch to the loft. The principal bedroom features a modern ensuite with large walk-in shower, there is a second double bedroom and modern Victorian style bathroom featuring a freestanding bath.

Outside, the secluded landscaped walled garden has a South, South West facing aspect, a smooth stone terrace, trellising and electric sun awning. To the front, is off street parking with adjoining lawn and access to a single garage with useful rear personal door to the rear garden

ESTATE CHARGE - £160 pcm

This includes building insurance, exterior painting every 4/5 years, roof and gutters maintained, full time estate gardener, street maintenance and lighting and regular window cleaning.

Situation

Located on the very popular south side of Leatherhead, this property is within walking distance of the town centre and station, Parish Church, Nuffield Health Fitness & Wellbeing Gym and river walks.

Leatherhead town centre offers a variety of shops including a Waitrose, Boots, WH Smith and Sainsbury's Supermarket in the part covered Swan Shopping Centre. The town centre itself offers a wide variety of boutique coffee shops, restaurants and pubs. Within the area there are highly regarded both state and private schools including in Leatherhead St John's School and Downsend School whilst at nearby Mickleham is Box Hill School.

Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. The M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking, cycling and horse riding. Other outdoor family pursuits on the doorstep include Polesden Lacy, Denbies Wine Estate, Bocketts Farm and Norbury Park.

Tenure

Freehold

EPC

C

Council Tax Band

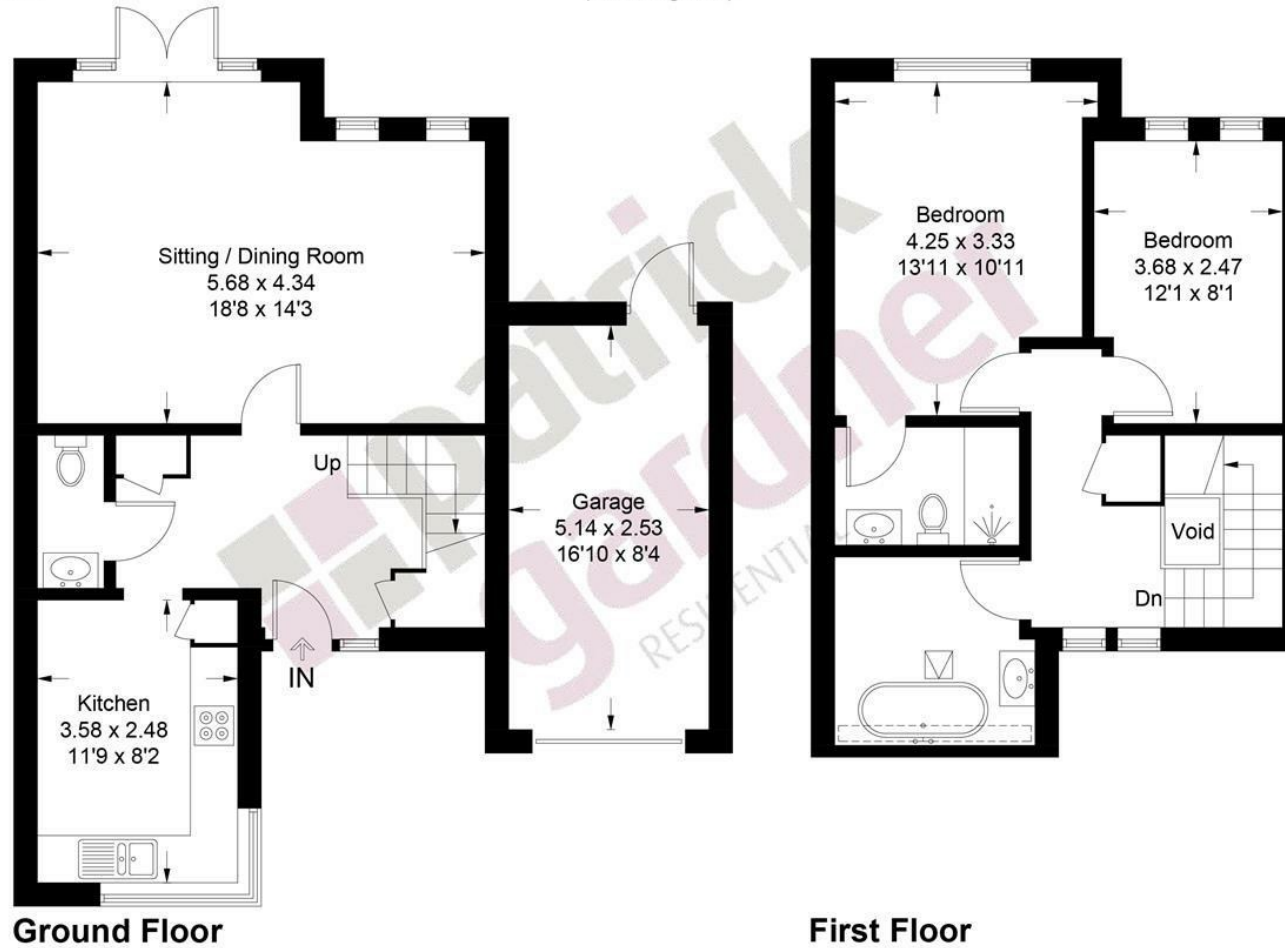
F



Approximate Gross Internal Area = 87.6 sq m / 943 sq ft
 Garage = 13.3 sq m / 143 sq ft
 Total = 100.9 sq m / 1086 sq ft
 (Excluding Void)



 = Reduced headroom below 1.5m / 5'0



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. (ID1322988)

www.bagshawandhardy.com © 2026

1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 **Email:** leatherhead@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

