





## **LINKS BROW**

**LEATHERHEAD, KT22 9DU**

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**A Spacious Detached Family House  
With the benefit of a Purpose Built Annexe  
Prestigious Location • No Ongoing Chain**

**Reception Hall • Cloakroom  
Lounge with Fireplace  
Separate Dining Room • Study  
Fitted Kitchen • Breakfast Room  
Principal Bedroom with En-Suite Shower Room  
Dressing Area • Three Further Bedrooms  
Family Bathroom • Self-Contained Annexe  
Lounge • Fitted Kitchen  
Double Bedroom & En-Suite Shower Room  
Double Garage • Private Driveway  
Gas Fired Central Heating  
Sealed Unit Double Glazed Windows  
Secluded Garden**

Situated in a small cul-de-sac in one of the area's most prestigious locations about a mile from Leatherhead town centre and station. An individual detached family house traditionally constructed having exposed brick and rendered elevations under a pitched tiled roof. The accommodation comprises reception hall, cloakroom, spacious double aspect lounge with feature fireplace, separate dining room, study, fitted kitchen and breakfast room. On the first floor there is a principal bedroom with a range of fitted wardrobes, dressing area and en-suite shower room, three further bedrooms and a family bathroom. In addition the property benefits from a purpose built self contained annexe linked to the main house with benefit of its own separate access comprising living room, fitted kitchen, good size double bedroom with en-suite shower room.



## GROUND FLOOR

### COVERED ENTRANCE PORCH

RECEPTION HALL 16'7" × 6'2" (5.05m × 1.88m)

### CLOAKROOM

LOUNGE 22'10" × 13'10" (6.96m × 4.22m)

DINING ROOM 13'3" × 11'10" (4.04m × 3.61m)

STUDY 8'5" × 6'9" (2.57m × 2.06m)

FITTED KITCHEN 11'7" × 9'8" (3.53m × 2.95m)

BREAKFAST ROOM 13'3" × 8'6" (4.04m × 2.59m)

## FIRST FLOOR

### LANDING

PRINCIPAL BEDROOM SUITE 20'6" × 11'10" (6.25m × 3.61m)

### DRESSING AREA

### EN-SUITE SHOWER ROOM

BEDROOM 2 13' × 9'10" (3.96m × 3m)

BEDROOM 3 12'5" × 8'8" (3.78m × 2.64m)

BEDROOM 4 10' × 7' (3.05m × 2.13m)

### BATHROOM

## ANNEXE GROUND FLOOR

### SELF-CONTAINED ANNEXE

LIVING ROOM 15' × 10' (4.57m × 3.05m)

### INNER HALL

KITCHEN 6'10" × 6'10" (2.08m × 2.08m)

## ANNEXE FIRST FLOOR

### LANDING

BEDROOM 1 13'1" × 10'2" (3.99m × 3.10m)

### FULLY TILED EN-SUITE SHOWER ROOM

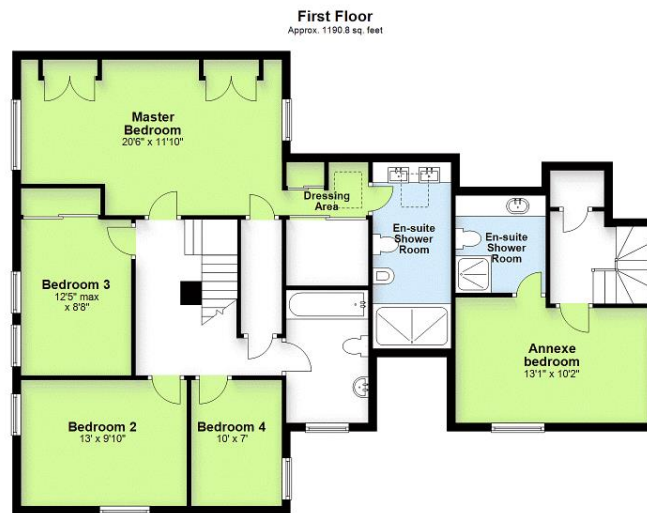
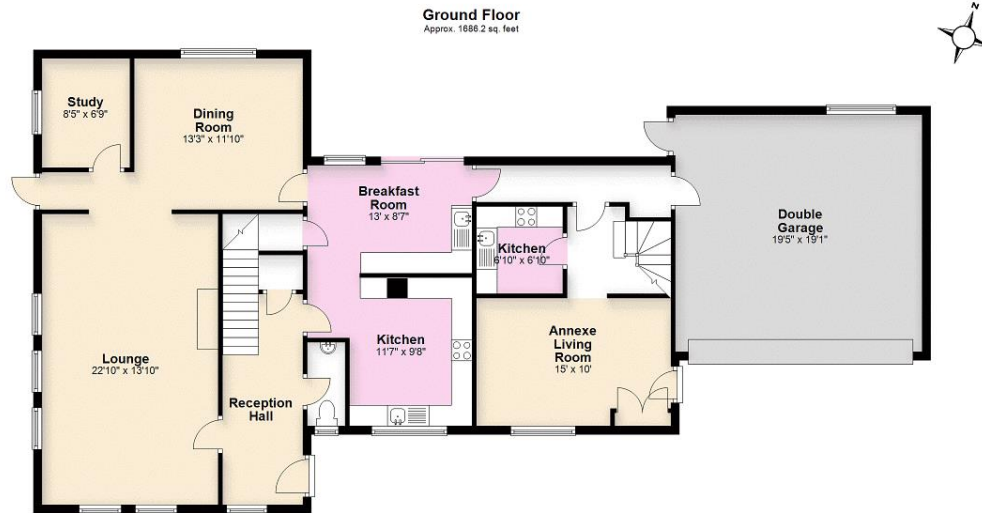
## OUTSIDE

ATTACHED BRICK BUILT DOUBLE GARAGE 19'5" × 19'1" (5.92m × 5.82m)

### TARMAC DRIVEWAY

### GARDEN





Total area: approx. 2877.0 sq. feet  
Please note that this floorplan is not to scale and is for illustrative purposes only.  
Plan produced using PlanIt.

- Note 1 - Please note domestic and electrical appliances have not been tested.
- Note 2 - Mains gas, electricity, water and drainage are all connected to the property.
- Note 3 - Council Tax Band G - Mole Valley District Council.
- Note 4 - Under the 1979 Estate Agents act we would disclose that one of the executors of the property does have an interest in Huggins, Edwards and Sharp.

**VIEWING STRICTLY BY APPOINTMENT ONLY  
THROUGH THE VENDORS SOLE AGENTS  
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1-20	G		



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