



**Plot 23**, Henderson Crescent, Hartfield Road, Leatherhead KT22 0AA

**£ 599,950, Freehold**

## Plot 23, Henderson Crescent, Hartfield Road, Leatherhead, KT22 0AA



- HAND MADE KITCHENS BY MANOR INTERIORS
- BOSCH INTEGRATED APPLIANCES
- VILLEROY & BOCH WHITE SANITARYWARE
- UNDERFLOOR HEATING SYSTEM
- OWNERS COMMUNAL LOUNGE AND GUEST SUITE
- COMMUNAL SATELLITE DISH COMPATIBLE FOR SKY+ SYSTEM & HDMI SKY
- AUDIO DOOR ENTRY
- FITTED SECURITY SYSTEM
- 10 YEAR CRL WARRANTY

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

**The Properties** 23 Henderson Crescent is a luxurious three-bedroom house at The Farthings, an exciting new development of elegant new apartments and houses designed for discerning buyers over the age of 55.

Taking inspiration from the local vernacular, these stylish homes are set over three floors providing plenty of living space. The ground floor features a spacious drawing room with glazed double doors leading into a dining room. The private garden and beautiful terrace are accessed from a sun room. The handmade kitchen includes stone work tops and a range of Bosch integrated appliances. A downstairs cloaks/utility can also be found on the ground floor. Both the master bedroom and top floor bedroom boast an en-suite whilst the Master opens onto its own large balcony. Bedroom two on the first floor is served by a separate bathroom, all of which benefit from contemporary white sanitary ware from Villeroy & Boch.

Enjoy the benefits of independent living with your own private garden or balcony, surrounding landscaped gardens all dutifully maintained by the Estate management.

EVENING STANDARD NEW HOMES AWARDS 2019 WINNER!

\*Indicative photography taken from Show Home.

EPC **B** & Council Tax Band **tbc**

**Situation** The properties are situated within approximately 15 minutes' walk of the town centre and main line railway station with direct connections to the City of London and London's West End, via three of the capital's main termini: Waterloo, Victoria and London Bridge.

Leatherhead's comprehensive shopping facilities include a Waitrose Local, the part covered Swan Shopping Centre and a regular farmers market. There is also a theatre/cinema, a private members Nuffield Health Fitness & Wellbeing Gym and a public leisure centre in Fetcham.

Leatherhead is located close to Junction 9 of the M25 which provides easy access to the A3/national motorway network.

Gatwick and Heathrow International Airports are also within easy reach. Nearby Surrey famous landmark attractions include Boxhill, Polesden Lacey and Brooklands Museum.

The area generally abounds in a wealth of glorious open unspoilt Green Belt countryside much of which is National Trust owned.

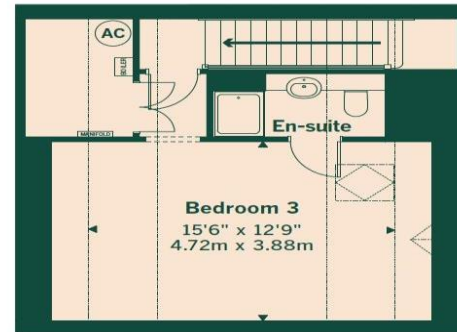
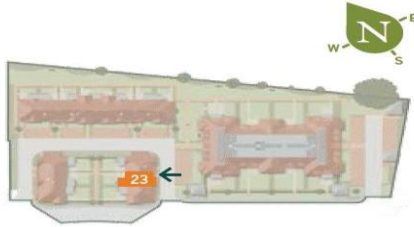




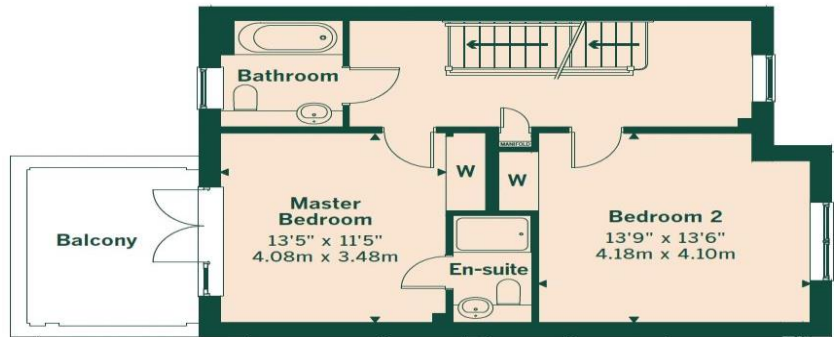


# 23 Henderson Crescent

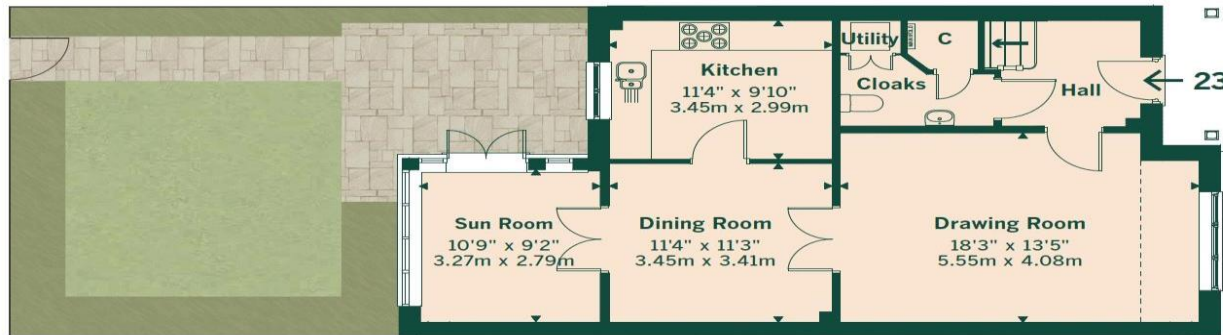
Three-bedroom, three-storey house with sun room, balcony, terrace and garden



Second Floor



First Floor



Ground Floor



Drawing is not to scale.  
Landscaping is indicative only.