



19 Aquila Close, Leatherhead, Surrey, KT22 8TY

Guide Price £499,950



- THREE BEDROOM TERRACED HOME
- BRIGHT SITTING/DINING ROOM
- CUL-DE-SAC LOCATION
- CLOSE TO ACRES OF GREENBELT
- GARAGE EN-BLOC
- NO ON-GOING CHAIN
- CONSERVATORY ONTO THE GARDEN
- EXCELLENT LOCAL SCHOOLS
- SUPERB LOCATION FOR TRANSPORT LINKS
- GARDEN WITH REAR ACCESS

Description

Nestled in a peaceful cul-de-sac location is this delightful Regency style terrace house.

A useful entrance hall leads through to a well-appointed, bright and spacious double aspect sitting room with plenty of space for a relaxed seating area. An added conservatory provides extra flexible living accommodation. The fitted kitchen is accessed from the hall and has a range of units with ample work surfaces, eye-height double oven and space for appliances along with an under-stairs storage cupboard.

On the first floor are two double bedrooms and one single, each with built-in storage. The property is served by a family shower room.

Outside. The planted rear garden enjoys a patio, lawn, storage shed and gated rear access. The property further benefits from on road parking and a garage located in a nearby battery.

N.B there is a nominal charge for maintenance of the communal green paid to Ashted Borderers's Association, which is currently £100 per annum, but reduced to £50 if paid promptly by specified date.

Situation

The property is situated in a sought after residential cul-de-sac of similar properties convenient for highly regarded schools both state and private, including Downsend, St Andrew's, St Peters and West Ashted nearby.

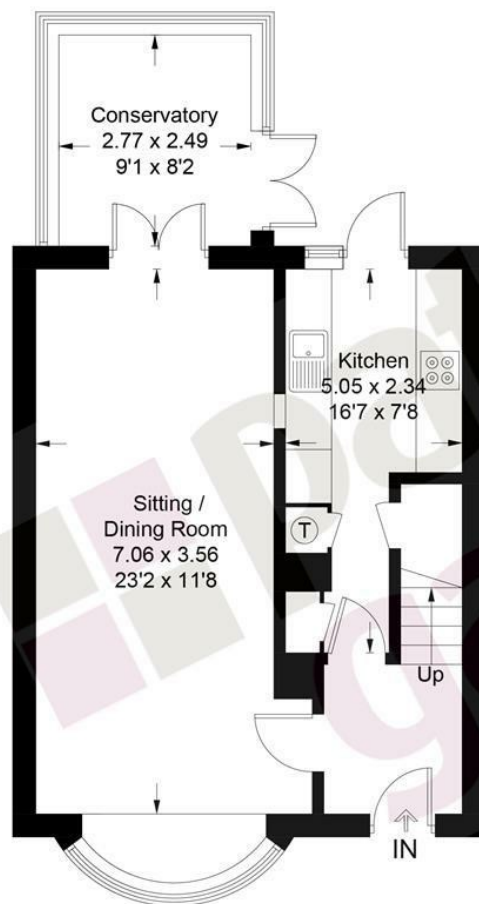
Shopping facilities close to hand include independent retailers on The Street in Ashted and Leatherhead, with services to London Waterloo and Victoria. Junction 9 of the M25 is within easy reach providing access to Heathrow and Gatwick International Airports.

The area abounds with acres of Greenbelt countryside within walking distance, ideal for walks, cycling and horse riding. Further recreational pursuits include golf at Tyrrells Wood and the RAC Country Club at Woodcote.

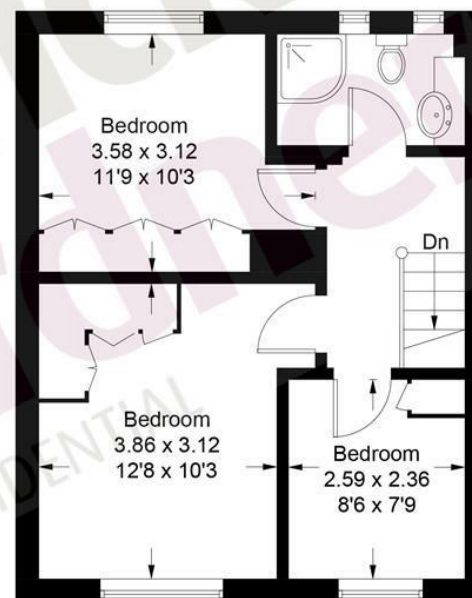
Tenure	Freehold
EPC	C
Council Tax Band	E



Approximate Gross Internal Area = 86.9 sq m / 935 sq ft



Ground Floor



First Floor

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. (ID1226118)

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