



19 Duckworth Drive, Leatherhead, KT22 7FR
Guide price £780,000

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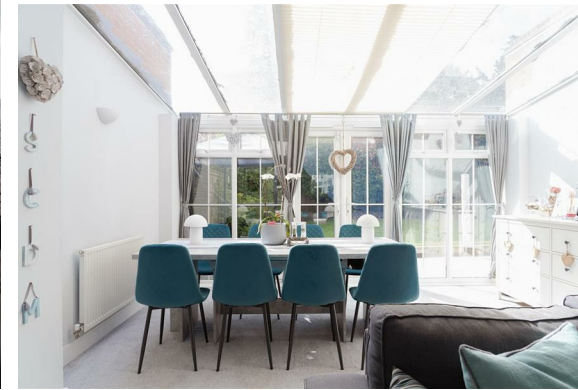
A larger than average family home for this modern gated development due to it's end of the cul de sac plot, located in the beautiful village of Ashtead and a stone's throw from the sought after St Andrews, St Peter's and Downsends Schools.

Contemporary, light, bright ground floor accommodation delivers a welcoming entrance hallway, downstairs WC, study, sleek kitchen/breakfast room and a cleverly extended lounge/dining room with doors to the south easterly facing rear garden.

The first and second floor accommodation reveals four well proportioned bedrooms, with two ensuites and a family bathroom to service the remaining bedrooms. There is also great storage options in the principle suite.

The secluded rear garden has been beautifully landscaped and includes a large paved patio area, two lawned sections, mature planted borders and handy side access to the front of the dwelling. Here you will find a driveway with off street parking for three cars and a forth space in the large garage with the addition of an extremely useful storage space.

Ashtead has a mainline station and Leatherhead station is also close by. Junction 9 of the M25 is also nice and close, linking to London, Gatwick and Heathrow Airports and deeper into the countryside/coast. As well as the aforementioned schools, there is also a wider selection of good and outstanding schools locally and we are spoilt for choice in terms of shops, amenities and area's of stunning natural beauty.







Duckworth Drive, Leatherhead
Total Area: 138.5 m² ... 1491 ft² (excluding garage, store)
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All measurements are approximate and for display purposes only.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.
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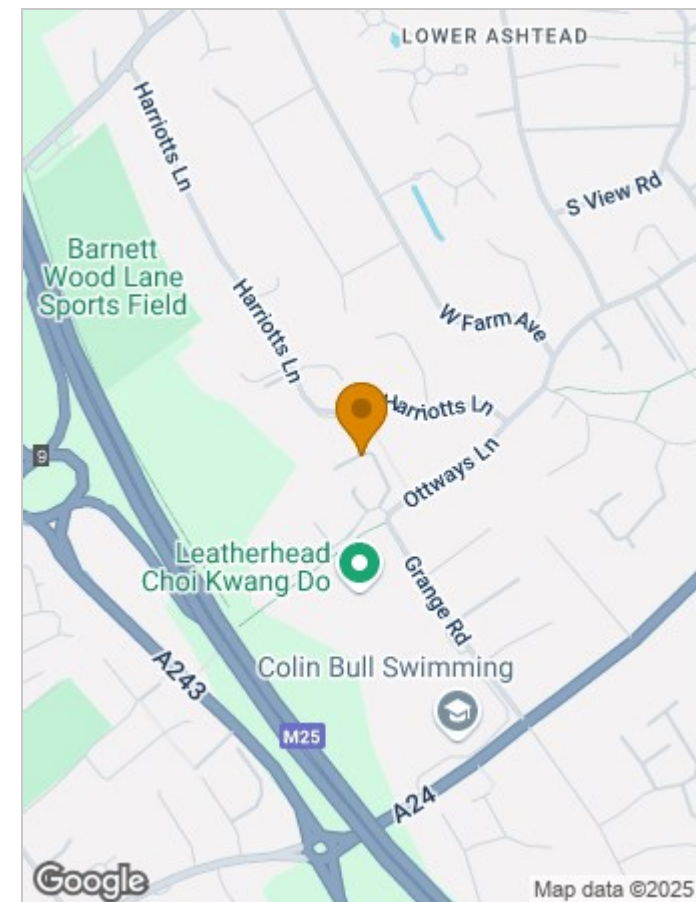
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Mark Coysh
Estate Agents

Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	86

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	