



Jackie Quinn
estate agents

2 Aquila Close, Leatherhead

Guide Price **£525,000**

OFFERED FOR SALE WITH NO ONWARD CHAIN

Tucked away in a peaceful cul-de-sac on the highly sought after Ashted/Leatherhead border, this well-presented three bedroom semi detached home offers an excellent balance of comfortable living space and practicality.

The ground floor features a bright and spacious living room, with dining area, and a conservatory overlooking the rear garden. The fitted kitchen enjoys views over the garden and is complemented by useful built-in storage throughout the home.

Upstairs are three bedrooms, together with a family bathroom. The layout is ideal for young families, professionals or those looking to downsize without compromising on outside space or location.

Externally, the property benefits from a detached garage, driveway parking and an enclosed rear garden.

Positioned on the Ashted and Leatherhead border, the property enjoys convenient access to excellent local schools, mainline railway stations serving London, nearby shopping facilities, beautiful Surrey countryside and the M25, making it an ideal choice for commuters and families alike.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Ashted/Leatherhead border
- No onward chain



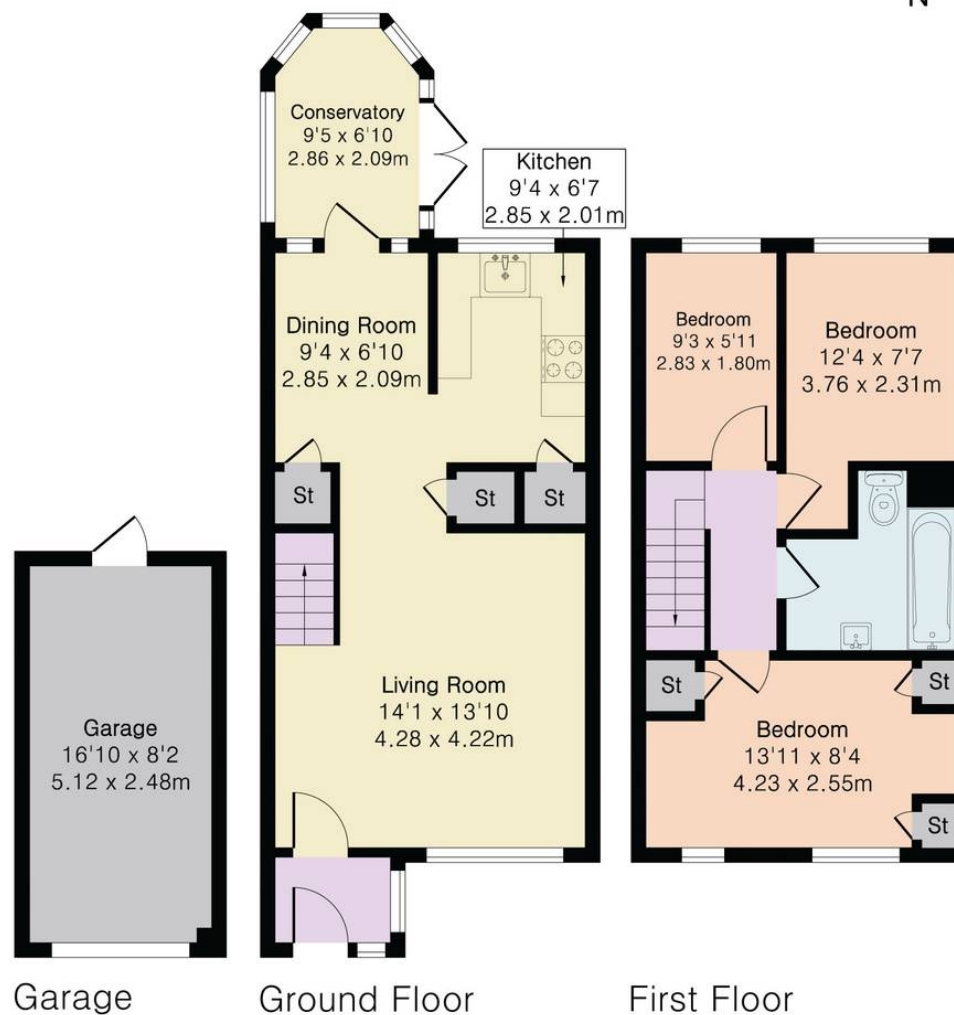


**Approximate Gross Internal Area 817 sq ft - 75.9697 sq m
(Excluding Garage)**

Ground Floor Area 450 sq ft – 41.8299 sq m

First Floor Area 367 sq ft – 34.1398 sq m

Garage Area 137 sq ft – 12.6976 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





Jackie Quinn Estate Agents

71 The Street, Ashted - KT21 1AA

01372 271504 • ashted@jackiequinn.co.uk • www.jackiequinn.co.uk/

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