



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

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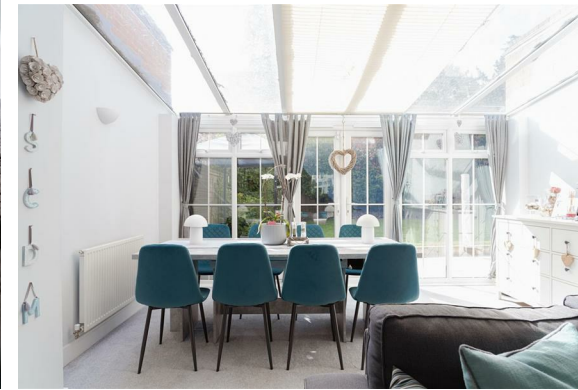
A larger than average family home for this modern gated development due to it's end of the cul de sac plot, located in the beautiful village of Ashtead and a stone's throw from the sought after St Andrews, St Peter's and Downsends Schools.

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.







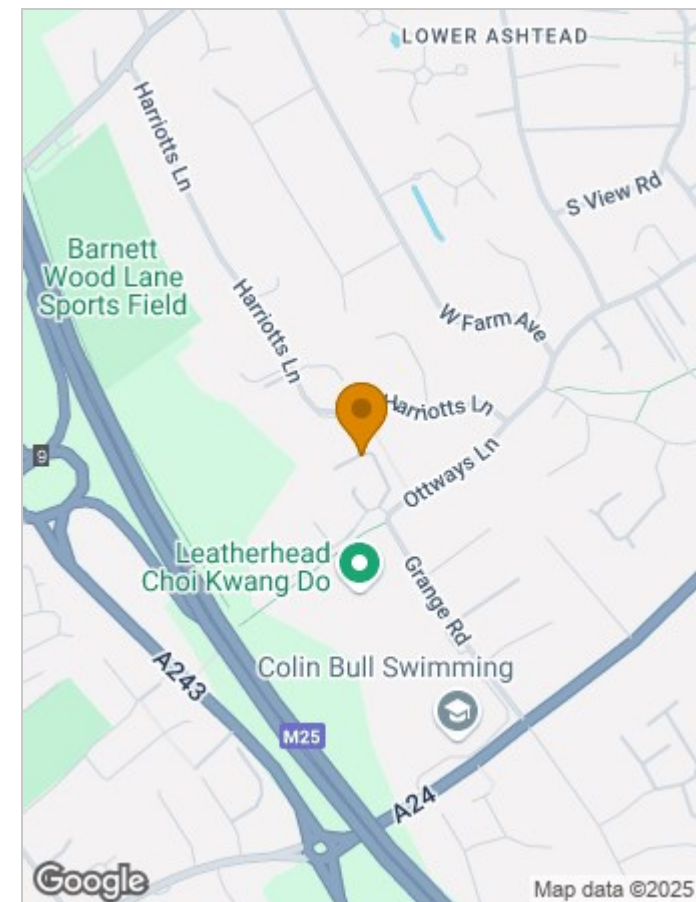
Duckworth Drive, Leatherhead
Total Area: 138.5 m² ... 1491 ft² (excluding garage, store)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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	EU Directive 2002/91/EC

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