



**15 Aquila Close, Leatherhead, KT22 8TY**  
**Guide price £520,000**

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An immaculately presented family home nestled in a quiet cul de sac on the Ashted and Leatherhead border, within easy reach of the sought after local schools, mainline stations, Junction 9 of the M25, shops, restaurants, cafe's and pubs to be found in Leatherhead Town and Ashted Village. Plentiful parks, commons, woodlands and the rolling Surrey Hills are in their abundance.

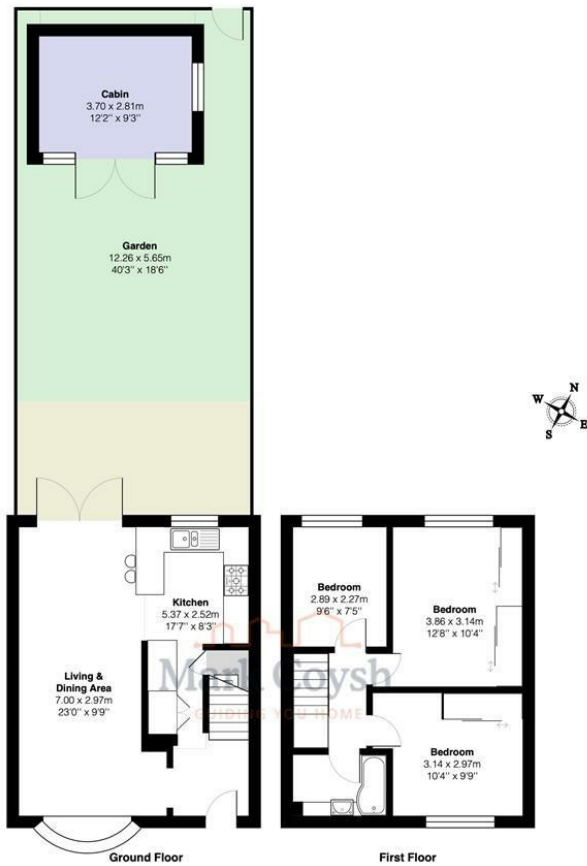
A clean, modern finish throughout the ground floor comprises of an entrance hallway, deep through lounge/dining room, opening onto a contemporary kitchen/breakfast area, with ample work surfaces, plenty of eye and base level storage units and a breakfast bar. Patio doors give way to a low maintenance garden, with paved patio area, easy all weather lawn, and a great size bonus cabin with power and air conditioning, ideal for a home office or treatment room and secure gated rear access.

The first floor holds three really well proportioned bedrooms, with fitted wardrobes to bedrooms two and three, a modern bathroom and access to a good size loft space.

Externally, there is a garage en bloc and on road parking to the front.







Aquila Close, Leatherhead  
 Total Area: 78.9 m<sup>2</sup> ... 849 ft<sup>2</sup> (excluding Cabin)  
 FOR ILLUSTRATIVE PURPOSES ONLY.

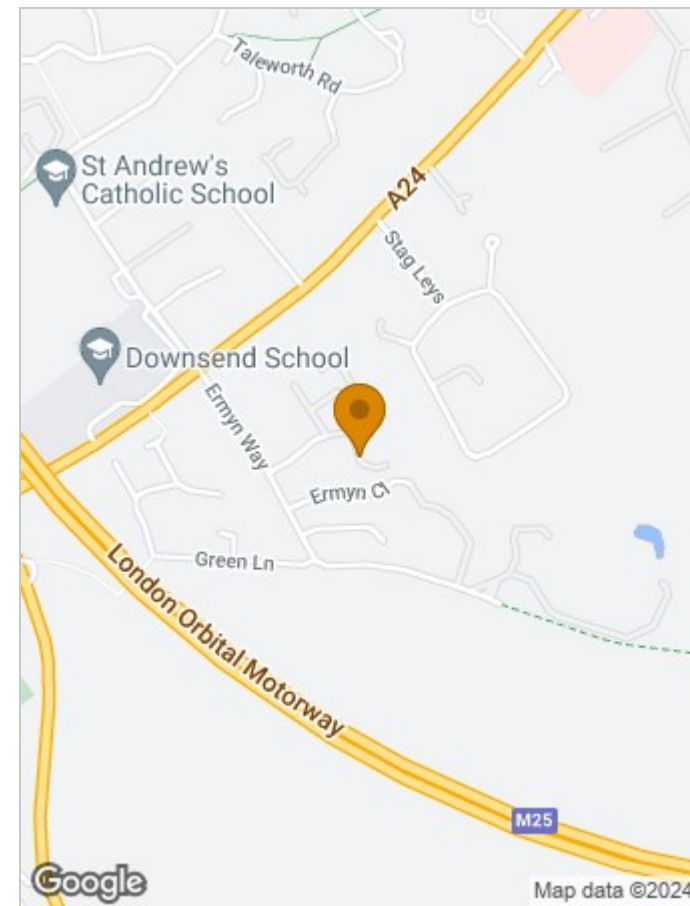
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## Viewing

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			86
(81-91) B			
(69-80) C		72	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	