



**7 Duckworth Drive, Leatherhead, KT22 7FR**  
**Guide price £775,000**

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Nestled in the heart of this modern, sought after gated development, is this surprisingly large semi-detached family home boasting over 1600 sq ft/ 150 sq m, close to several very highly regarded schools, including, St Peter's, St Andrew's, Downsend, West Ashted and St John's to name a few.

Back to the accommodation, which is set over three floors, including four well proportioned bedrooms, two with luxury en suite bathrooms and the other two are serviced by a lavish family bathroom. The principle suite also benefits from a walk in wardrobe and space for a PC workstation/dressing table, with beautiful elevated views of the area. The front door gives way to a good size entrance hallway, with downstairs WC and fitted storage cupboard. This in turn opens into a contemporary fitted kitchen with all the mod cons and a clear sight line to the garden. The main body of the ground floor includes a full width reception room, with space for two dining tables, all the usual living room furniture and space to spare. There is also another deep fitted storage cupboard, a real rarity in a modern built home and one not to be underestimated.

An Anglian conservatory was added to this already sizable space in 2014, which is extremely versatile and can function as a home office, games room and/or Gym. Further value was added in 2024, when the conservatory roofs were replaced with warm roofs, improving energy efficiency and the feel of the space.

The sunny aspect rear garden has a good size patio area with pergola, lawn section with a raised railway sleeper feature bed and it is fully enclosed with gated side access to the front of the property, where







there is off street parking and access to a store (formally a full size garage), with mezzanine storage.

Duckworth Drive lies on the Ashted/Leatherhead border and enjoys easy access to both the village and town. The mainline stations are a short drive away, as is Junction 9 of the M25, connecting to Gatwick and Heathrow Airports

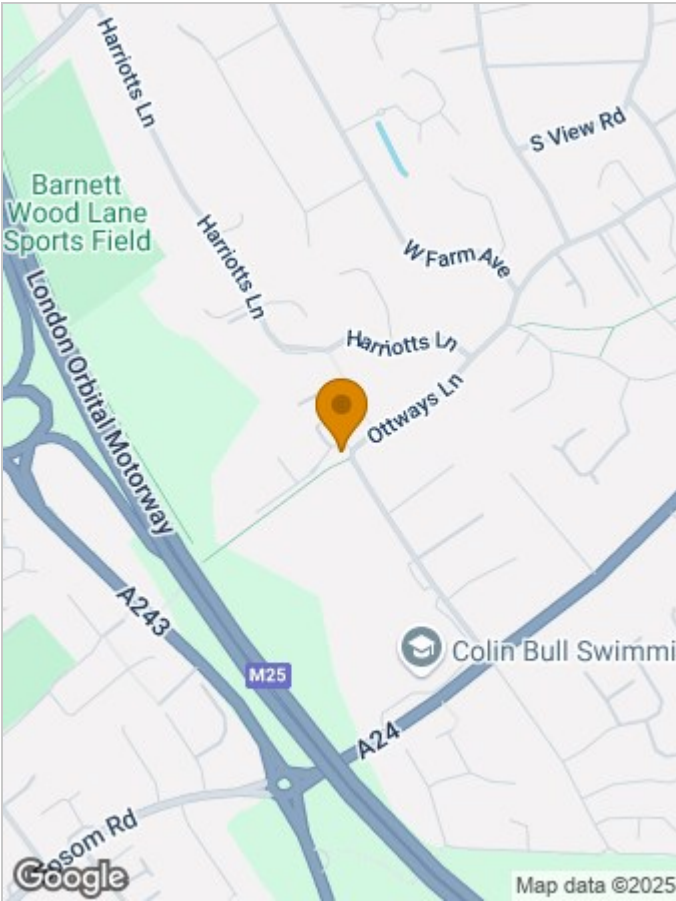


Duckworth Drive, Leatherhead  
 Total Area: 153.4 m<sup>2</sup> ... 1651 ft<sup>2</sup>  
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## Viewing

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		
(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 <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	EU Directive 2002/91/EC