



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

 4  3  2  C

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



Ground Floor

First Floor

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

FOR ILLUSTRATIVE PURPOSES ONLY  
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.

No responsibility is taken for any error, omission, mis-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

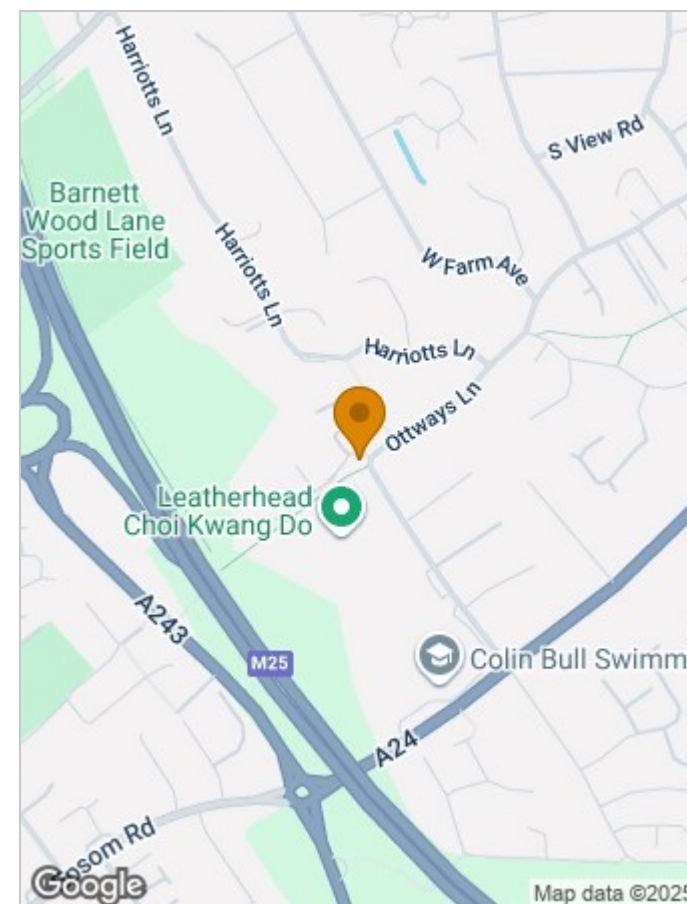
© Still Moving London LTD (www.stillmoving.london)

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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

Tel: 01372 303703

Email: [guide@markcoysh.co.uk](mailto:guide@markcoysh.co.uk)