



 **patrick  
gardner**  
RESIDENTIAL

76 Consort Drive, Leatherhead, Surrey, KT22 0AS

Price Guide £649,950





- MODERN SEMI-DETACHED HOUSE
- OPEN PLAN KITCHEN/BREAKFAST/ROOM
- 2 ALLOCATED PARKING SPACES
- HALL & CLOAKROOM
- LEATHERHEAD/COBHAM BORDERS
- 3/4 DOUBLE BEDROOMS
- LARGE SITTING ROOM/BEDROOM
- 2 BATHROOMS
- WOODLANDS STYLE PRIVATE ESTATE
- NO CHAIN



## Description

This stylish luxury family home built in 2021 by Berkeley Homes offers 1279 sq.ft. of well appointed accommodation whilst set in an exclusive development surrounded by mature woodland.

This three/four bedroom house is set over 3 floors with landscaped garden and allocated parking. The ground floor comprises of a large (23'9 x 19'5) open-plan kitchen/dining/family living room with double doors opening out into the garden. The kitchen features good quality integrated appliances, Silestone work tops and boiling water tap.

The first floor has a lovely sitting room with Juliette Balcony (this room could also be used as a fourth double bedroom), bedroom and modern family bathroom. The principal bedroom and guest bedrooms are on the second floor, the principal bedroom enjoying a range of fitted wardrobe's and luxury en suite with large walk-in shower.

Outside, there are two allocated parking spaces to the front, the rear garden has North West aspect, terrace and lawn with path and steps to a raised rear terrace.

- FTTP Ultra Fast Broadband
- NHBC Warranty until 10th April 2031
- Security Cameras & Smoke fogging system to deter any potential intruders
- Fitted Hilary's curtain and blinds
- Estate Charge: £852 per half year



## Situation

The property is ideally located between Leatherhead and Cobham. Both have excellent train routes to London with direct trains to London Waterloo, Victoria and London Bridge. Cobham Village is just under 3 miles away and enjoys superb restaurants, boutique shops and coffee bars, both Leatherhead and Cobham have a Waitrose and health gyms.

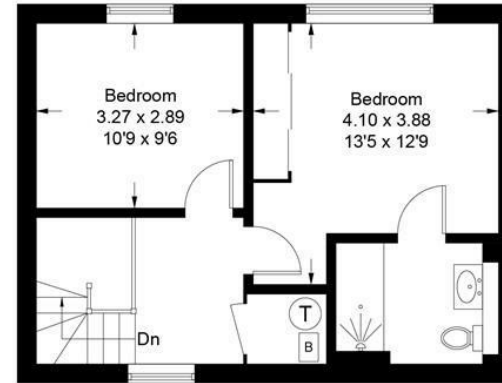
Junction 9 of the M25 at Leatherhead and Junction 10 of the M25 at Cobham offer superb motorway routes to the A3, Gatwick and Heathrow Airports. There are also bus routes direct to Guildford and Kingston.

There is a wide range of quality private and state schooling in the general area. Private schools include Parkside and Reeds in Cobham, Danes Hill in Oxshott and St. John's or Downsend School in Leatherhead. State schools include St Andrew's Primary & Cobham Free School in Cobham and Therfield Secondary School in Leatherhead.

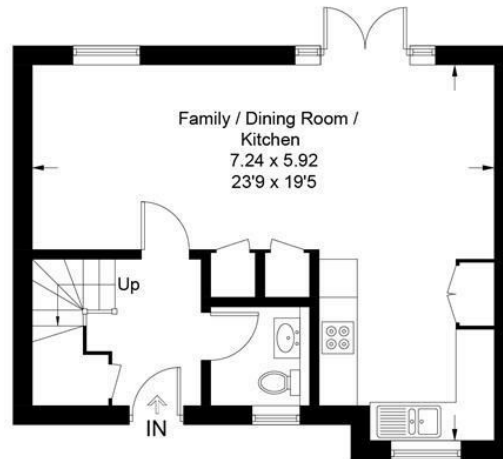
In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts farm and Epsom Downs where the famous Derby is held. There are numerous golf clubs close by including The RAC Country Club in Epsom and in Leatherhead Tyrrells Wood Golf Club and Beaverbrook Private Members Club with its world class golf course set in 400 acres.

Tenure	Freehold
EPC	B
Council Tax Band	F

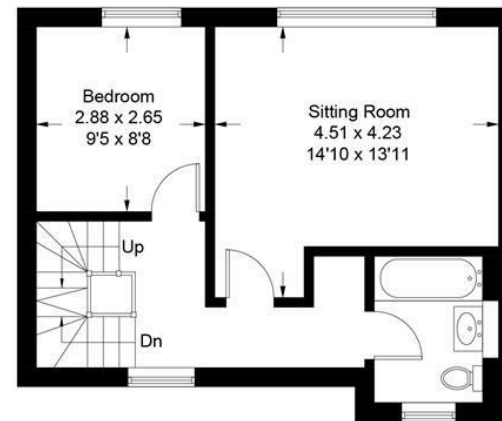
Approximate Gross Internal Area = 118.8 sq m / 1279 sq ft



**Second Floor**



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1155638)

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1-3 Church Street, Leatherhead, Surrey, KT22 8DN  
**Tel:** 01372 360078 **Email:** [leatherhead@patrickgardner.com](mailto:leatherhead@patrickgardner.com)  
[www.patrickgardner.com](http://www.patrickgardner.com)

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