



64 Consort Drive, Leatherhead, KT22 0AS

Price Guide £525,000



- RECENTLY EXTENDED
- 2 DOUBLE BEDROOMS
- 2 PARKING SPACES
- DOWNTAIRS WC
- WELL MAINTAINED DEVELOPMENT

- SEMI DETACHED HOUSE
- NEW BUILD FEEL
- LOUNGE & DINING ROOM
- FAMILY BATHROOM
- GAS CENTRAL HEATING

## Description

Extended in 2024 and built in 2020 by Berkeley Homes this house provides beautifully appointed accommodation whilst set in an exclusive development surrounded by mature woodland.

The ground floor comprises of a cosy living room which has been extended to add a dining area/sun room with double doors opening out onto the garden. The separate fitted kitchen features good quality integrated appliances including a dish washer, induction hob, oven, microwave and fridge freezer. There is also a cloakroom WC that's been refurbished as well as understairs storage. There is a further storage cupboard by the front door.

Upstairs there are two double bedrooms both with built in storage and a family bathroom which has also been refurbished and includes a smart toilet.

Outside, there are two allocated parking spaces and patio area with a west facing garden. There is also a lovely woodland walk accessed from the development perfect for dog walking.

<b>Tenure</b>	Freehold
<b>EPC</b>	B
<b>Council Tax Band</b>	D
<b>Service Charge</b>	£514 (2025/2026)

## 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.

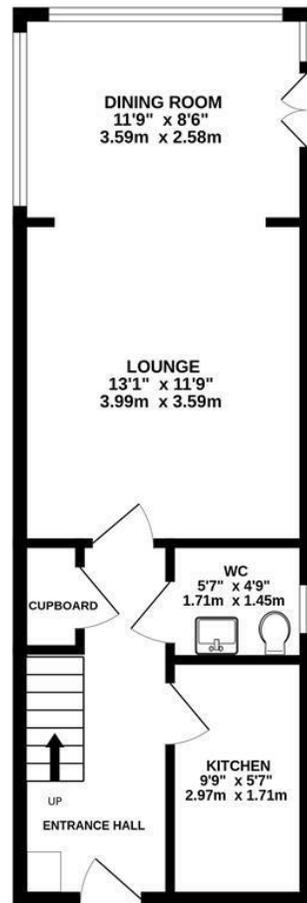
Junction 9 of the M25 at Leatherhead and Junction 10 of the M25 at Cobham offer superb motorway routes to the A3, Gatwick and Heathrow Airports. There are also bus routes direct to Guildford and Kingston.

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.



GROUND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR  
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 809.4sq.ft. ( 75.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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