



68 Consort Drive, Leatherhead, Surrey, KT22 0AS

Price Guide £465,000





- 2 DOUBLE BEDROOMS
- 2 ALLOCATED PARKING SPACES
- MODERN FITTED KITCHEN
- NO CHAIN
- MODERN MID TERRACE HOUSE
- PRIVATE GARDEN
- 10 YEAR NHBC WARRANTY (EXPIRES 2030)
- DOWNSTAIRS CLOAKROOM
- LEATHERHEAD/COBHAM BORDERS
- EXCELLENT ENERGY EFFICIENCY



## Description

This stylish luxury home built in 2020 by Berkeley Homes provides beautifully appointed accommodation whilst set in an exclusive development surrounded by mature woodland.

The house has 2 double bedrooms with a private garden and allocated parking. The ground floor comprises of a large dining/family living room with double doors opening out into the garden. The separate fitted kitchen features good quality integrated appliances including a full sized dish washer, induction hob, oven, microwave and fridge freezer. There is a family bathroom on the first floor and a sizeable cloakroom toilet downstairs.

Outside, there are two allocated parking spaces and patio area for the south-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>Estate Charge</b>	£690 Per annum



## 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 Downsends 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.

# Consort Drive, Leatherhead, Surrey, KT22

Approximate Gross Internal Area  
65.6 sq m / 706 sq ft



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