

Consort Drive, Leatherhead, Surrey, KT22 0AS

Offers in excess of: £649,995

Gascoigne-Pees










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COFFEE
MARGARITA



Built by the highly regarded Berkeley Homes to a high specification in 2020, this beautifully presented, former show home, forms part of an attractive modern development surrounded by mature woodland, offering a wonderful balance of contemporary living and a peaceful setting.

The property is ideally positioned for an excellent selection of both independent and state schools, including Parkside and Reed's in Cobham, Danes Hill in Oxshott, and St John's and Downsend School in Leatherhead. Nearby state schools include St Andrew's Primary and Cobham Free School in Cobham, together with Therfield School in Leatherhead.

Upon entering, a welcoming entrance porch leads through to a spacious hallway featuring two useful storage cupboards, one with space and plumbing for a washing machine and tumble dryer and a downstairs cloakroom. To the front of the property, the impressive kitchen/breakfast room benefits from a large bay window, creating a bright dining space perfect for everyday family life. The kitchen is fitted with a comprehensive range of high specification, contemporary wall and base units, stone work surfaces, part tiled walls and a selection of integrated appliances. To the rear, the large, light filled sitting room offers an excellent entertaining and relaxation space, enhanced by two Velux roof windows and French doors opening directly onto the garden, allowing natural light to flood the room. On the first floor, the principal bedroom enjoys fitted wardrobes and a and a stylish en-suite shower room. There are two further bedrooms, served by a modern tiled family bathroom and a large walk-in wardrobe cupboard on the landing.

The property sits on a large plot and benefits from a front garden and a private driveway offering off-street parking. To the side of the property there is enough space for a garage (subject to planning) should you require, this area currently houses a garden shed. The enclosed rear garden features a patio area, ideal for al-fresco dining and entertaining, and a well-maintained lawn, providing an excellent outdoor space for families to enjoy.







Ground Floor **First Floor**

Total floor area 107.7 m² (1,159 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by www.propertybox.io

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Council Tax Band: **F**

Tenure: **Freehold**

Service Charge: **£1,000**

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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