



OVER 60?

Secure this property
for up to **59% less!**

Offers Over
£700,000

Freehold

4x  3x  2x 

**Duckworth Drive,
Leatherhead, Surrey,
KT22**

cubitt & west
Helping you move forwards



Main features

- **Extended 4 bedroom semi-detached home set within a gated development**
- **Fantastic location within short walk to St.Andrews School**
- **Downstairs cloakroom**
- **Consevatory area**
- **Built in 2012 by Barratt Homes**

Accommodation

GROUND FLOOR

- Lounge: 19'6 x 16'4 (5.95m x 4.98m)
- Kitchen: 12'0 x 7'6 (3.66m x 2.29m)
- Dining Area: 14'5 x 8'0 (4.40m x 2.44m)
- Conservatory Area: 14'6 x 9'2 (4.42m x 2.80m)
- Utility Room: 11'3 x 9'2 (3.43m x 2.80m)
- Storage Area: 9'2 x 6'6 (2.80m x 1.98m)
- Cloakroom

FIRST FLOOR

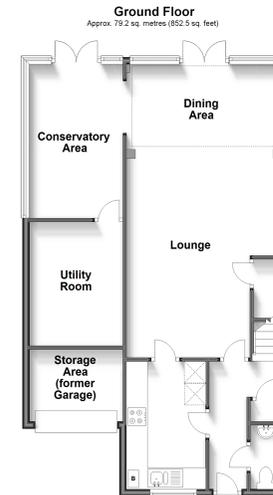
- Landing
- Bedroom 2: 12'7 x 7'9 (3.84m x 2.36m)
- En-Suite Shower Room
- Bedroom 3: 12'3 x 7'9 (3.74m x 2.36m)
- Bedroom 4: 9'5 x 6'4 (2.87m x 1.93m)
- Bathroom

SECOND FLOOR

- Landing
- Bedroom 1: 12'3 x 7'9 (3.74m x 2.36m)
- En-Suite Shower Room

OUTSIDE

- Front & Rear Gardens
- Garage
- Off-Road Parking



Call Leatherhead - 01372 373780 ■ CubittAndWest.Co.Uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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