



**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

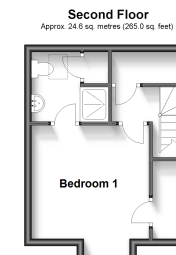
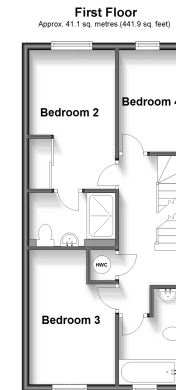
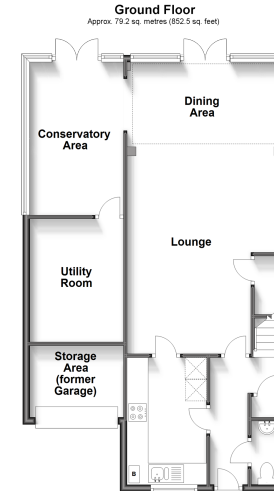
Landing  
 Bedroom 2: 12'7 x 7'9 (3.84m x 2.36m)  
 En-Suite Shower Room  
 Bedroom 3: 12'3 x 7'9 (3.74m x 2.36m)  
 Bedroom 4: 9'5 x 6'4 (2.87m x 1.93m)  
 Bathroom

### 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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