



OVER 60?

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

Price

£575,000

Freehold

3x  2x  2x 

**Orchard Close, Fetcham,
Leatherhead, Surrey,
KT22**

cubitt&west
Helping you move forwards



Main features

- Extended property updated by the current owner
- Sunny large mature rear garden
- Quiet residential cul-de-sac location near to local transport links and excellent schools
- Detached modern cabin office in the garden
- Double length detached garage

Accommodation

GROUND FLOOR

Entrance Hall
 Lounge: 11'9 x 10'9 (3.58m x 3.28m)
 Dining Room: 13'3 x 11'9 (4.04m x 3.58m)
 Sitting Area: 8'5 x 7'6 (2.57m x 2.29m)
 Kitchen: 8'7 x 6'6 (2.62m x 1.98m)
 Utility Area: 7'8 x 6'0 (2.34m x 1.83m)
 Shower Room

FIRST FLOOR

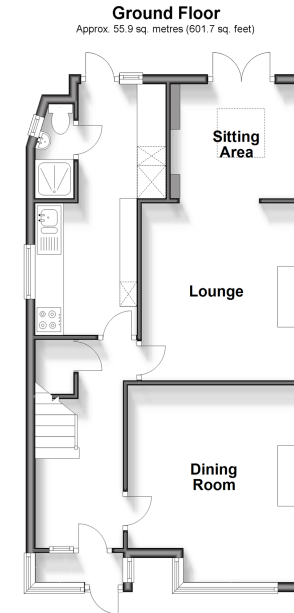
Landing
 Bedroom 1: 14'0 x 9'7 (4.27m x 2.92m)
 Bedroom 2: 11'8 x 10'7 (3.56m x 3.23m)
 Bedroom 3: 7'9 x 6'9 (2.36m x 2.06m)
 Bathroom

OUTSIDE

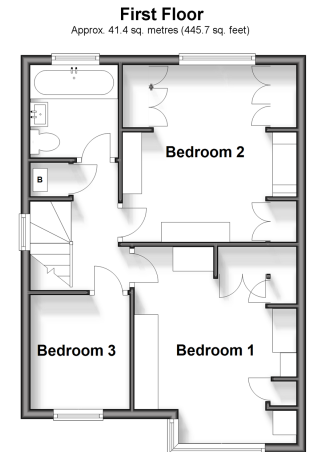
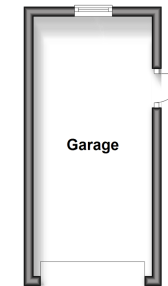
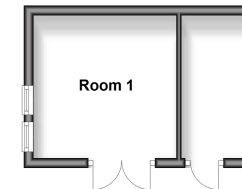
Front & Rear Garden
 Driveway

OUTBUILDING

Office: 14'9 x 9'8 (4.50m x 2.95m)
 Garage: 20'0 x 9'0 (6.10m x 2.75m)



Outbuilding
 Approx. 26.4 sq. metres (284.1 sq. feet)



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.



21108169/20250215/MB1/NH