



**EXTENDED 3 BED SEMI**

**OPPOSITE PARK**

**22' LUXURY KITCHEN**

**REWIRED IN 2024**

**OWN DRIVE FOR 4 CARS**

**70' REAR GARDEN WITH OFFICE**

**Christies Residential are pleased to offer for sale this immaculate extended 3 bedroom semi detached house situated opposite a local Park. The property benefits from: own driveway for 4 cars, 70' rear garden with 15' outside office, double glazing, gas central heating, rewiring, 13' sitting room, 22' x 15' luxury kitchen/reception room, downstairs cloakroom/WC, upstairs luxury bathroom, loft space with permission to convert & TV brackets in most rooms.**

**Cock Lane, Fetcham, Surrey, KT22  
9UH**

**Offers Over £600,000**

## Covered Porch

### Porch Entrance Hall

Via double glazed door. Double glazed side window. Under stairs cupboard. Ceramic tiled floor.

### Cloakroom/WC

Tiled walls. Ceramic tiled floor. Matching wash hand basin & low level WC.

### Sitting Room

**13.2" X 10.7" (4.02m X 3.26m)**

Double glazed window. Feature sunken electric fire. Bracket for 65" TV. Ceramic tiled floor.

### Luxury Kitchen/Reception Room

**22.6" X 15.5" (6.89m X 4.72m)**

Double glazed Bi Folding doors. Extensive range of wall & base units with granite work surfaces and inset sink with instant hot water tap. Matching island with granite top, large ceramic hob breakfast bar and pop-up sockets. Built in double electric oven & microwave. Integrated fridge/freezer, washing machine, tumble dryer & dishwasher. Pull out larder unit. TV wall bracket. Built in speakers. Ceramic tiled floor. Designer radiators. Double glazed Skylight.

### First Floor Landing

Double glazed flank window. Access to loft via pull down ladder. (With permission to extend - see MO/2022/0543)

### Bedroom 1

**11.9" X 10.5" (3.63m X 3.2m)**

Double glazed window overlooking the Park. Fitted mirror fronted wardrobes. TV bracket.

### Bedroom 2

**10.5" X 9.8" (3.2m X 2.99m)**

Double glazed window overlooking rear garden. Dimmer switch. Sunken lighting. Airing cupboard housing wall mounted 'Worcester Bosch' boiler.

### Bedroom 3

**7.11" X 5.11" (2.17m X 1.56m)**

Double glazed window overlooking Park. TV bracket.

### Luxury Family Bathroom

Obscure double glazed window. Tiled walls with inset TV. Ceramic tiled floor. Matching white suite with panel enclosed bath with mixer shower attachment, wash hand basin & low level WC. Heated towel rail.

### Outdoor Space

Own Driveway with off street parking for 4 cars to the front. Shared drive to workshop.

### Outside Office

**15.4" X 7.4" (4.69m X 2.26m)**

(Converted from garage) Double glazed doors to front & back. Double glazed window to garden. Power & light. Fitted electric heater.

### Rear Garden

**(70' Approx)**

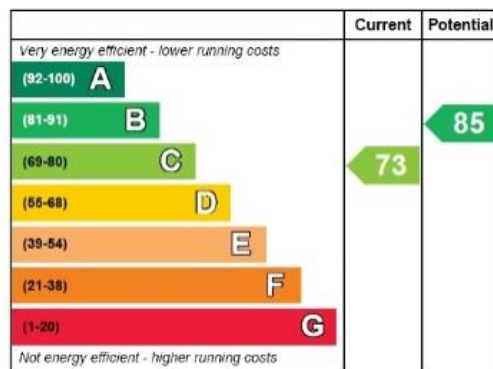
Patio area with outside sockets, TV & speakers. Second patio leading to Office. Lawned with wood panel fencing. Large timber shed to rear.



**TENURE**  
Freehold

**COUNCIL TAX**  
Tax Band 'E'  
Mole Valley District Council





### IMPORTANT NOTES - PLEASE READ

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.



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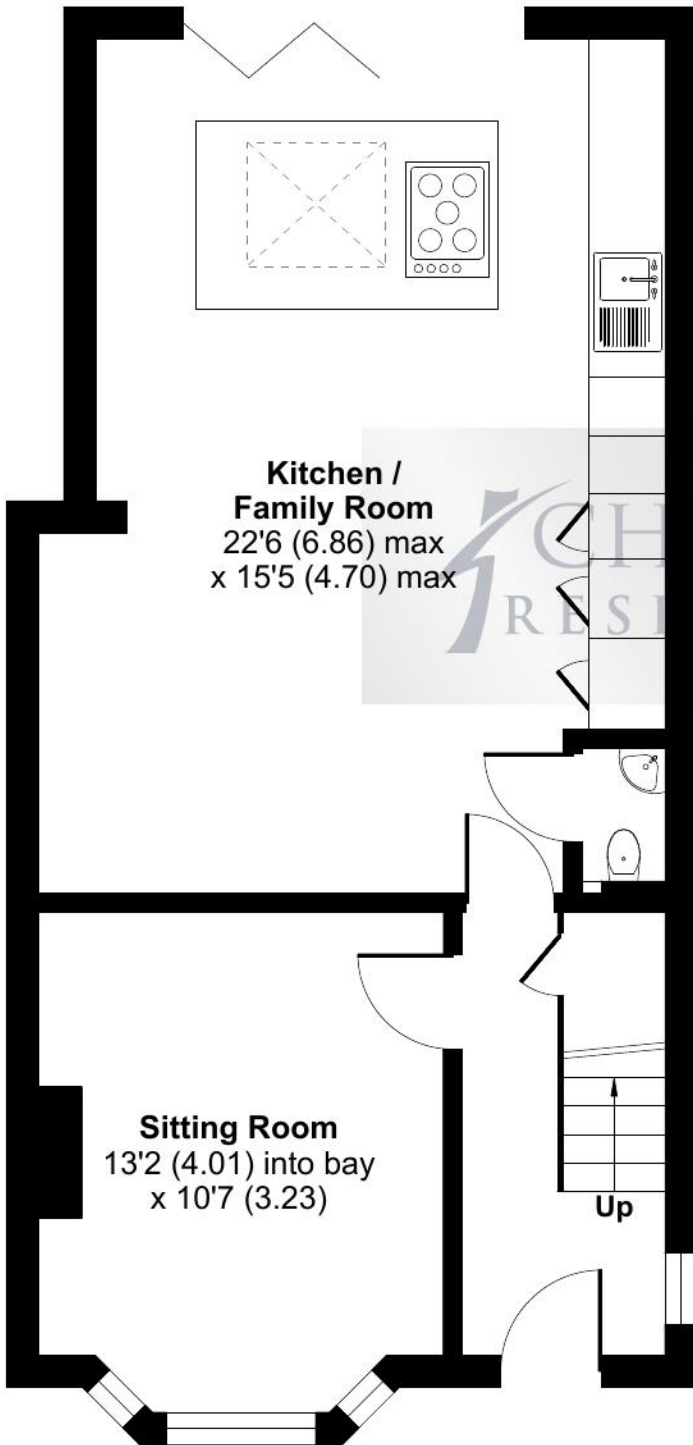
# Cock Lane, Fetcham, Leatherhead, KT22

Approximate Area = 920 sq ft / 85.4 sq m

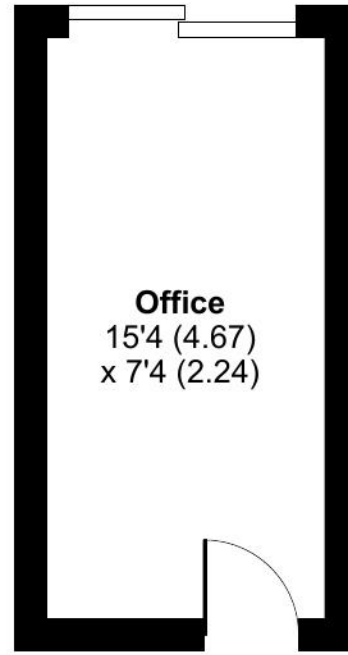
Office = 112 sq ft / 10.4 sq m

Total = 1032 sq ft / 95.8 sq m

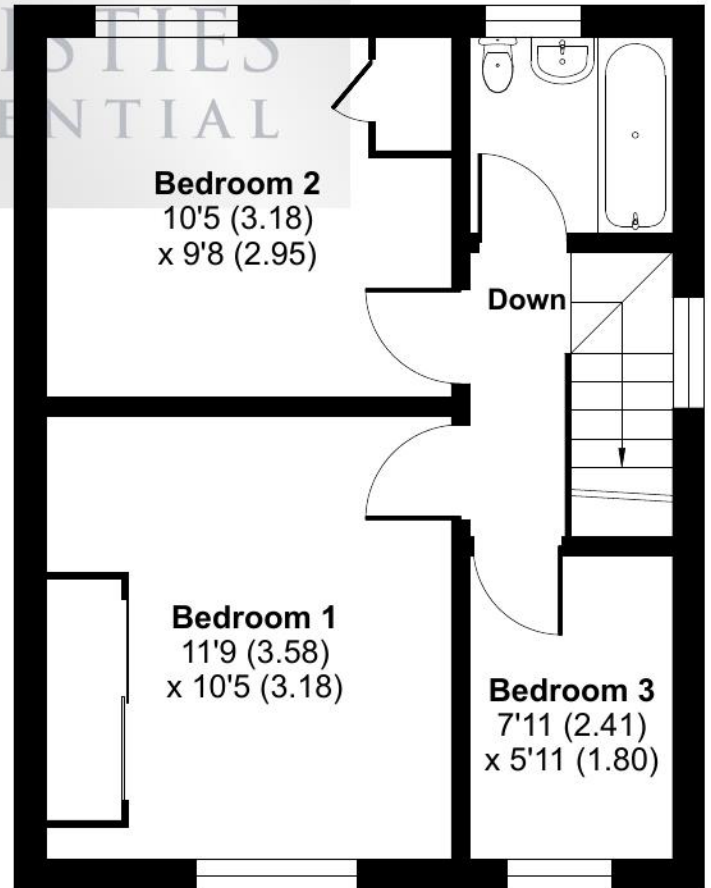
For identification only - Not to scale



**GROUND FLOOR**



**OUTBUILDING**



**FIRST FLOOR**

