



51 Cobham Road, Fetcham, Surrey,
KT22 9HT

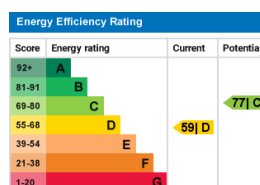
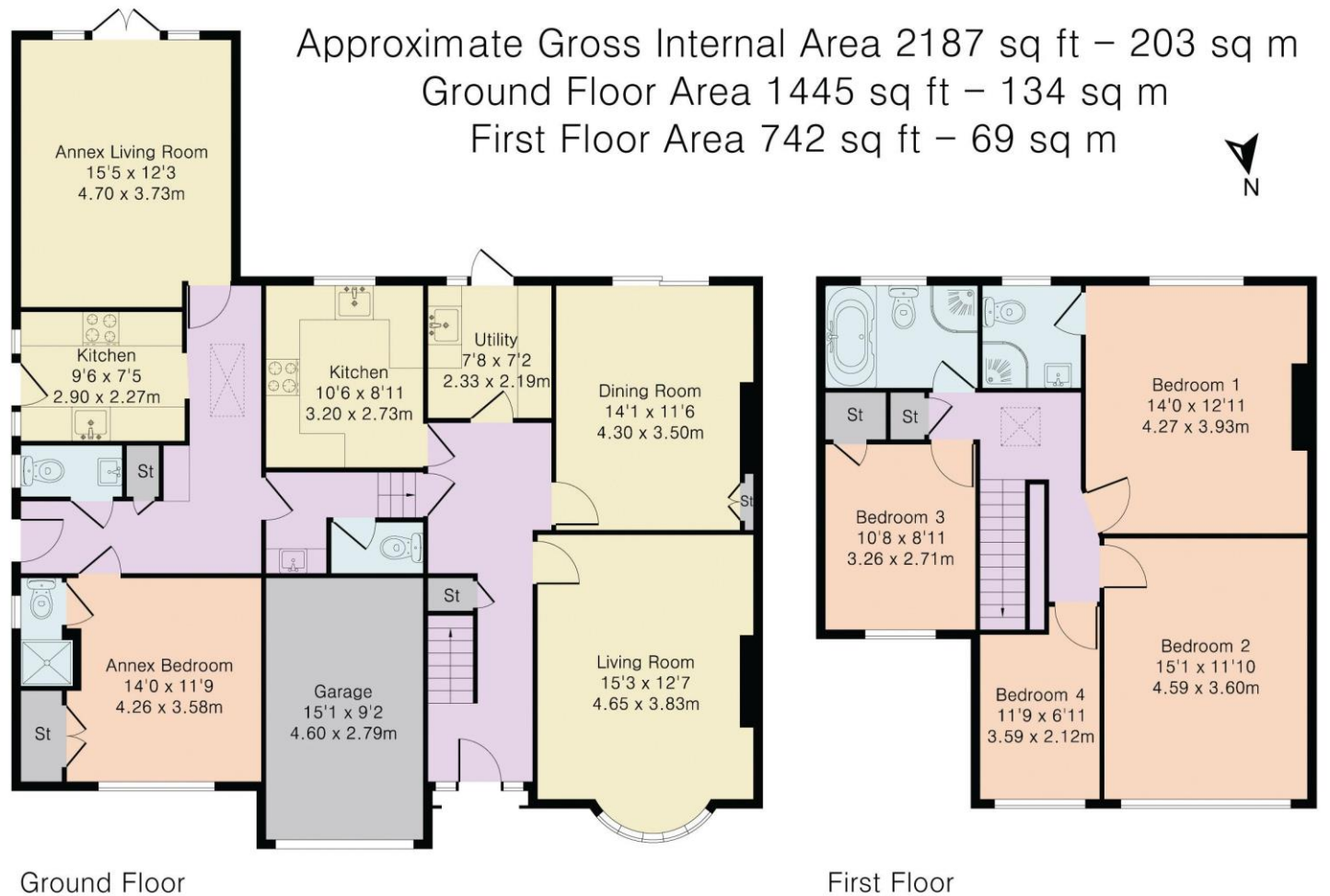
£895,000 Freehold

Directions

From our office in Great Bookham proceed to the top of the High Street turning left onto the A246 Guildford Leatherhead Road. Continue along until you come to a roundabout at which point bear left along the Leatherhead Road (Hawks Hill) taking the 5th turning on your left hand side which is the next roundabout onto Cobham Road. Continue along and number 51 can be found on your left hand side.

Local Authority

Mole Valley District Council Tel: 01306 885001
Council Tax Band: House E – Annexe A



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A particularly spacious 4 bedroom semi detached family home offering a lovely one bedroom self contained annexe together with a stunning southerly aspect rear garden.

THE PROPERTY

Originally constructed in the 1930s this highly desirable residence has over a number of years been subsequently extended enabling the property to now benefit from generous size rooms together with flexibility of accommodation. Currently this consists of a good size living room, separate dining room, kitchen, cloakroom and a utility room. An interconnecting door then leads to the excellent self contained annexe which provides a double bedroom with built in wardrobes and ensuite shower room plus a further cloakroom, well appointed kitchen and a lovely living room with patio doors opening out onto a potentially private rear garden. The property itself is approached via its own driveway giving a good amount of off street parking which in turn leads to the attached garage. The rear garden is a joy to behold and incorporates a wide paved sun terrace leading onto a superb expanse of lawn screened to all sides via mature trees and a profusion of well stocked flower and shrub beds and also incorporating a wild life sunken pond, central arbour area and potential private garden to annexe. In total the garden extends to 104ft x 49ft (32m x 15m) and benefits from a sunny southerly aspect.



SITUATION

The property is within walking distance of Fetcham village centre which provides a good range of local amenities including a supermarket together with a number of independent retailers. A more comprehensive range of amenities can be found at Leatherhead approximately ¾ mile away. Leatherhead station is also within easy reach and provides a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving good motorway access to Heathrow and Gatwick airports. Also close by are excellent schools both in the state and private sector.

