



121 Cobham Road, Fetcham, Leatherhead, Surrey, KT22 9HX

Price Guide £679,950





- EXTENDED SEMI-DETACHED HOUSE
- 100' + SOUTH WEST FACING GARDEN
- THREE BEDROOMS
- OPEN PLAN SITTING/DINING ROOM
- CLOSE TO SCHOOLS & VILLAGE
- 1368 SQ.FT.INCL.GGE
- SUPERB KITCHEN BREAKFAST ROOM
- TWO BATHROOMS
- DRIVEWAY & GARAGE
- LOVELY ORDER THOUGHOUT



## Description

This beautifully appointed three bedroom semi-detached home has been extended to create 1388 sq.ft of stylish accommodation whilst a short walk from local schools and village.

The ground floor accommodation comprises a reception hall with useful under stairs cupboard, open plan sitting/dining room with oak flooring and fully tiled cloakroom room with large walk-in shower. The hub of the house is a superb kitchen breakfast room featuring extensive base units and matching eye level cabinets with Quartz working surfaces, breakfast bar, integrated appliances, polished tile floor and bi-folding doors to the garden.

Upstairs there are two double bedrooms, single bedroom (currently used as a study) and modern family bathroom.

Outside, a block pavier driveway with adjoining lawn provides off street parking and leads to the single garage. A rear personal door from the garage leads through a covered walkway to a lovely 100'+ rear garden enjoying a south westerly aspect and incorporating a extensive rear terrace and good sized lawn bordered with mature trees and hedging.

<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	E

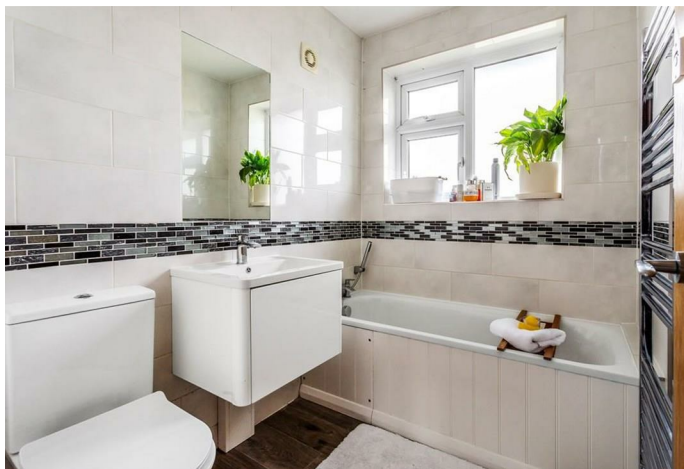
## Situation

Fetcham Village is just a few minutes' walk away offering a good variety of outlets including a Sainsburys Local, Post Office, restaurant, takeaway shops, barber and hairdressers etc. Leatherhead town offers a more comprehensive range of shopping facilities including the partly covered Swan Shopping Centre, theatre, Waitrose Local in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is located on the edge of the town at Fetcham Grove.

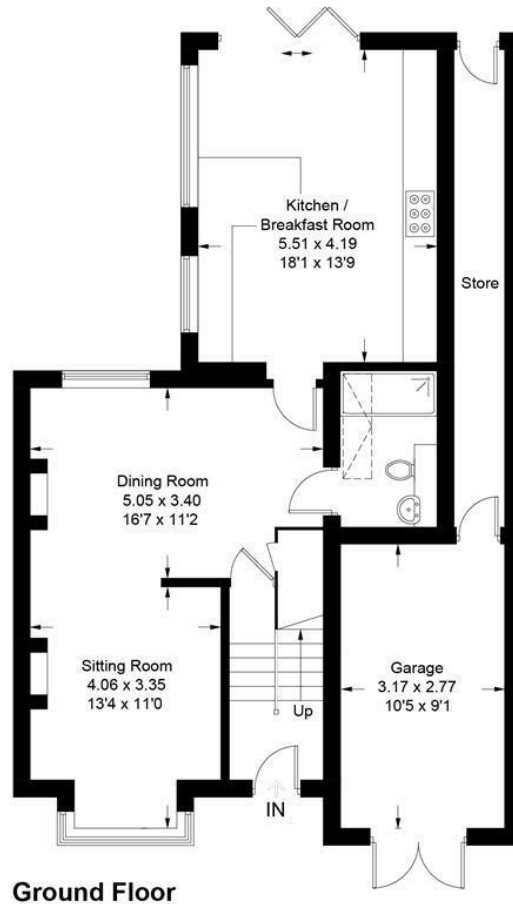
Fetcham is fortunate to have an OFSTED Outstanding Infants School and an OFSTED Good Middle School. For older children there is OFSTED Good Therfield in Leatherhead. There are numerous private schools in the vicinity including Parkside Prep School at Stoke D'Abernon and St John's School (11+) in Leatherhead.

A short drive away, both Cobham and Leatherhead main line railway stations offer excellent services to London Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow International Airports are within easy reach.

The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand. Bocketts Farm, Denbies Wine Estate and Polesden Lacey are on the doorstep providing excellent family outdoor entertainment



Approximate Gross Internal Area = 104.5 sq m / 1125 sq ft  
Outbuilding = 22.6 sq m / 243 sq ft  
Total = 127.1 sq m / 1368 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1104655)  
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