



4 Cobham Road, Fetcham, Surrey, KT22 9AW

Asking Price £575,000



- SEMI-DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- OPEN PLAN KITCHEN/DINING SPACE
- FAMILY ROOM
- GARDEN WITH DECKING AREA
- SHORT WALK TO RAILWAY STATION
- ENTRANCE HALL & CLOAKROOM
- SITTING ROOM
- 3 BEDROOMS & FAMILY BATHROOM
- OFF ROAD PARKING

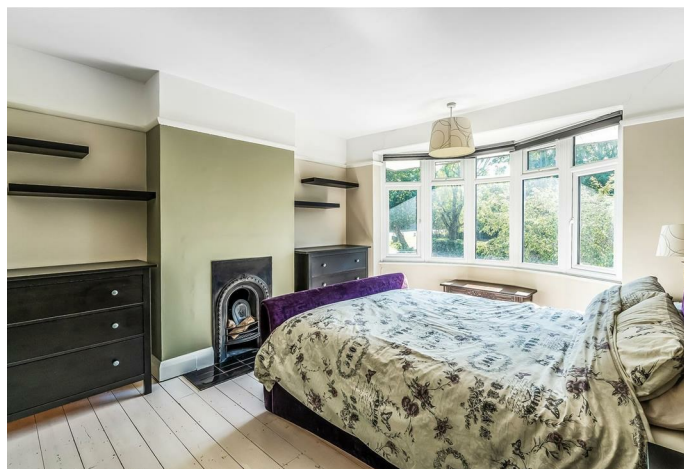
## Description

This immaculately presented 3 bedroom home which is offered with NO ONWARD CHAIN enjoys a convenient position just a short walk from Leatherhead's mainline railway station and the town centre.

On the ground floor there is a bright and airy entrance hall, with cloakroom off, and access to a separate sitting room which opens up into the open plan kitchen/dining space. The sitting room which features a semi-circular bay window also has an open fireplace (electric fireplace in situ). The kitchen/dining space is attractively fitted with high gloss white facing base cupboards and eye level units with granite surfaces with integrated appliances. Within the dining space is a matching island unit with space under for stools. Accessed from the dining space is a family room with doors out on to the decking and rear garden.

On the first floor there are 3 bedrooms; two of which are good doubles being complemented by a single bedroom and family bathroom.

Outside, there is a brick pavier shared drive with off road parking for two large cars and side access to the rear garden which comprises a large decked area with lawn beyond.



## Situation

Fetcham Village is fortunate to have an OFSTED Outstanding Infants School and an OFSTED Good Junior School. For older (Secondary School) 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.

The village shops offer a good variety of outlets including a Sainsburys Local. 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.

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.

**Tenure**

Freehold

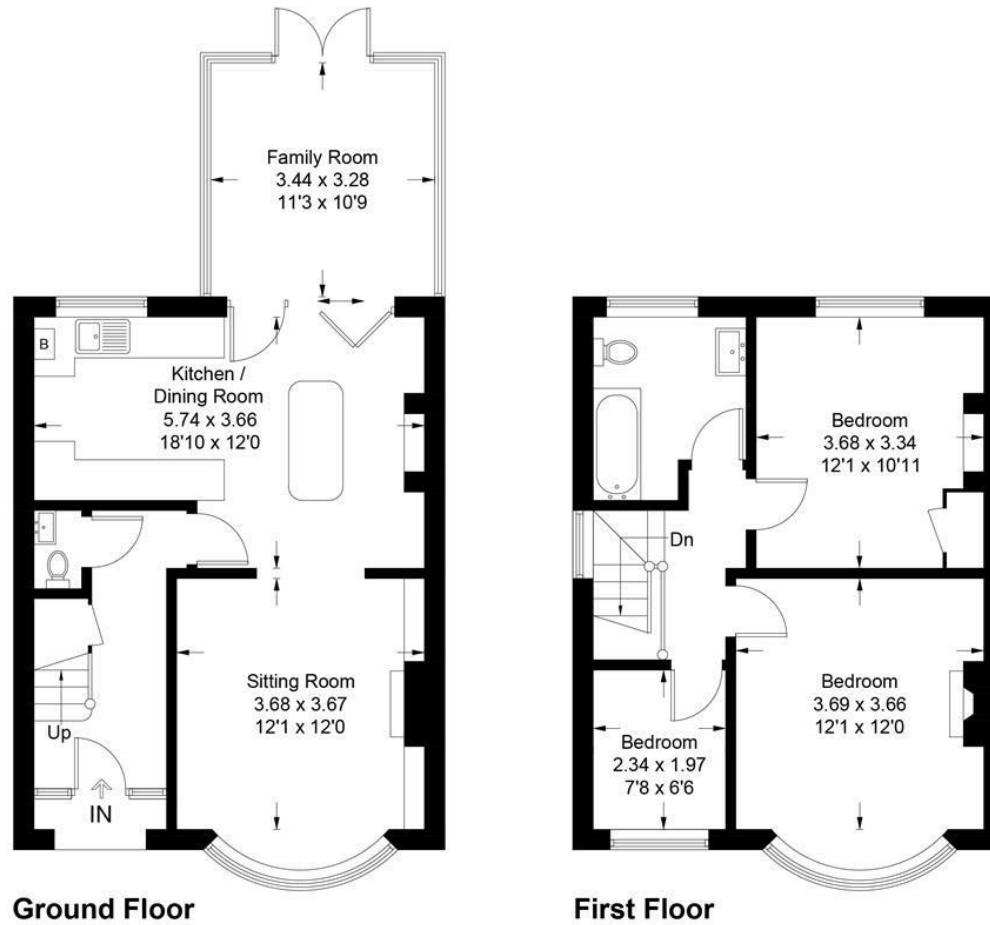
**EPC**

D

**Council Tax Band**

E

Approximate Gross Internal Area = 100.1 sq m / 1077 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. (ID1126521)  
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