



 **patrick
gardner**
RESIDENTIAL

18 Cannon Way, Fetcham, Leatherhead, Surrey, KT22 9LJ

Price Guide £775,000



- 5 BEDROOM DETACHED FAMILY HOUSE
- (1776 sq.ft.incl. garage)
- DOWNSTAIRS CLOAKROOM
- SCOPE FOR EXTENSION (STPP)
- WALKING DISTANCE TO VILLAGE AND SCHOOLS
- TWO RECEPTION ROOMS
- KITCHEN BREAKFAST ROOM
- LUXURY BATHROOM SUITE
- GARAGE WITH AMPLE OFF STREET PARKING
- VENDOR SUITED

Description

Situated in a cul-de-sac, this beautifully presented five bedroom family house offers 1776 sq.ft.incl.gge of light & spacious accommodation whilst offering further scope for extension or loft conversion (STPP).

A covered porch leads through to a good sized hall with useful coats and under stairs cupboards. A spacious double aspect living room features a coal effect gas fire, attractive bay window with fitted seat and double doors leading to a large conservatory. The dining room has a front aspect with

return door leading to a superb kitchen breakfast room with Corian work surfaces, breakfast bar and integrated appliances including double oven induction hob. The rear kitchen door leads to a small inner lobby accessing the integral garage with electric up and over door and WC.

Upstairs, the master bedroom has a range of fitted wardrobes and vanity sink whilst all four other bedrooms all have fitted wardrobes and are served by a superb luxury family bathroom with under floor heating.

Outside, an attractive frontage with shaped lawn and block pavier driveway leads to gated side access and to the rear garden comprising a wide patio and lawn enclosed with mature hedging, trees and fencing.



Situation

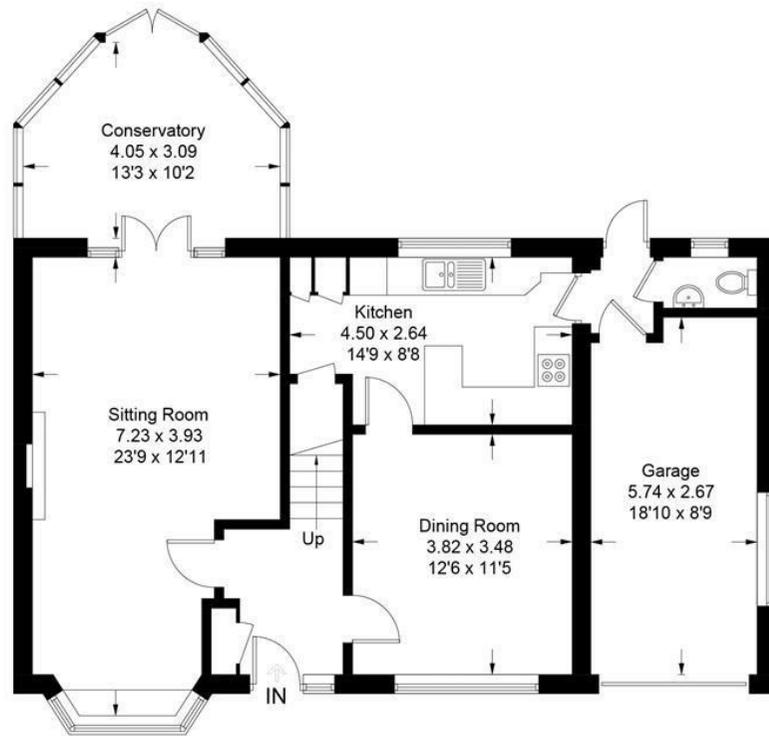
Fetcham Village has an OFSTED Outstanding Infants School and an OFSTED Good Middle School. For older children there is OFSTED Good Therfield in Leatherhead. There are numerous private schools nearby including Downsend, Parkside Prep School at Stoke D'Abernon, Danes Hill Prep at Oxshott, St John's School (11+) in Leatherhead and American Community School in Cobham.

Fetcham village offer a good variety of outlets including a Sainsburys Local. Leatherhead offers a more comprehensive range of shops including the part 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.

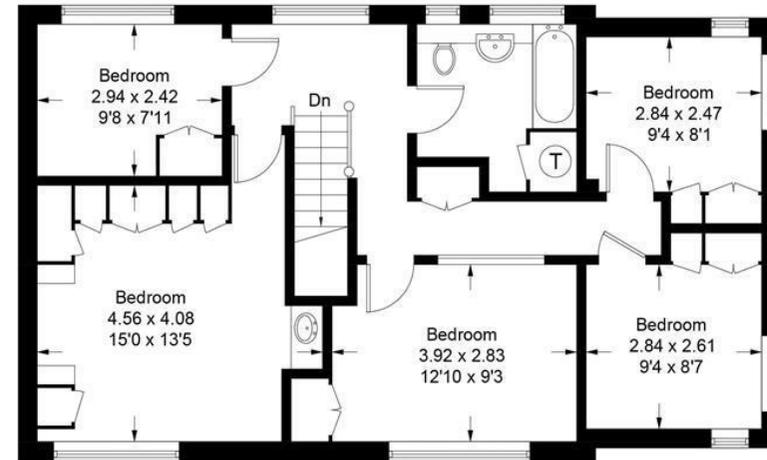
In the near vicinity there are 1000's of acres of Green Belt countryside much of which is National Trust owned. Nearby is Epsom Downs where the famous Derby is held.

Tenure	Freehold
EPC	D
Council Tax Band	E

Approximate Gross Internal Area = 165 sq m / 1776 sq ft
(Including Garage)



Ground Floor



First Floor

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. (ID417008)
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