



78 Cobham Road, Fetcham, Surrey, KT22 9JS

Price Guide £799,950





- EXTENDED SEMI-DETACHED HOUSE
- TWO RECEPTION ROOMS
- LARGE UTILITY ROOM
- LARGE FAMILY BATHROOM
- 100' PLUS REAR GARDEN
- FOUR BEDROOMS
- SUPERB OPEN PLAN KITCHEN/DINING ROOM
- 2177 SQ.FT.INCL.GGE & SUMMERHOUSE
- \* PLANNING TO EXTEND 1ST FLOOR
- OFF STREET PARKING + GARAGE



## Description

This extended four bedroom semi-detached family house offers a 2177 sq.ft.incl.gge and summerhouse whilst ideally positioned with walking distance of local schools in Fetcham and Leatherhead mainline station.

The accommodation comprises a reception hall opening to a useful study area, 25' sitting/family room with log burning stove and superb open plan kitchen/dining room with modern shaker style cabinets, breakfast bar, space for large dining table and two sets of double doors on to the rear decking. There is a large adjoining utility room with door to the single garage.

Upstairs, there four double bedrooms and large family bathroom with separate steam shower and bath.

\* The property has planning permission to enlarge the upstairs accommodation by extending over the kitchen/dining room. Plans are available by request.

Outside, there is ample off street parking with access to a 18'10 x 9'11 single garage. The 130' rear garden has large decked terrace with steps to the lawn with gravel path leading a spacious 15'8 x 15'7 summerhouse.



## Situation

Fetcham Village 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'Abernion 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 Swan Shopping Centre, theatre, Waitrose 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 Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow 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, Polesden Lacey and Norbury Park offer great family days out.

**Tenure**

Freehold

**EPC**


C

**Council Tax Band**

E

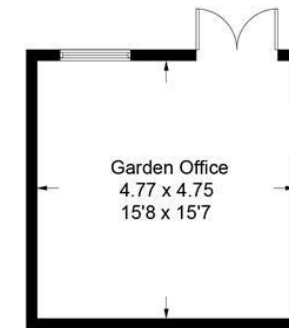
Approximate Gross Internal Area = 179.7 sq m / 1934 sq ft  
 Garden Office = 22.6 sq m / 243 sq ft  
 Total = 202.3 sq m / 2177 sq ft



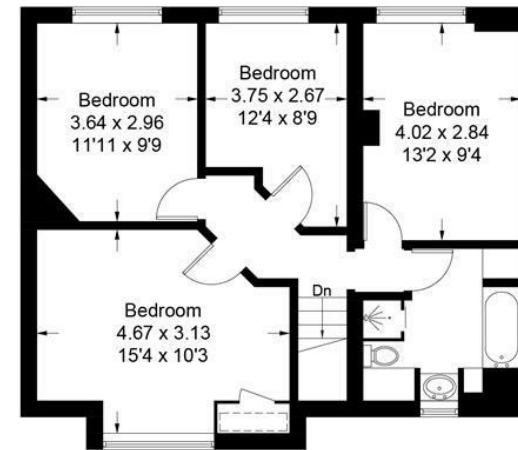
 = Reduced headroom below 1.5m / 5'0"



**Ground Floor**



(Not Shown In Actual Location / Orientation)



**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. (ID1008512)