



62 Cannon Grove, Leatherhead, KT22 9LS
Guide price £725,000

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A well-proportioned detached family home set in a quiet residential road in the popular village of Fetcham, Surrey.

In need of some updating and redecoration, the current ground-floor layout consists of an entrance hallway which leads to a largely open-plan area featuring a sitting room, formal dining area, living room, and a kitchen/breakfast room with a central island finished in natural stone. There is also a must-have downstairs WC.

Upstairs holds four double bedrooms, a modern family bathroom, a deep storage cupboard off the landing, and access to a large loft space. The mature rear garden is mainly laid to lawn with established borders, a covered side section with paving, gated side access to the front, and rear access to the attached garage. To the front, there is a driveway providing off-street parking.

Fetcham is a large, suburban village located in the Mole Valley district of Surrey, England. Situated just west of the market town of Leatherhead and bordered by the villages of Great and Little Bookham to the west, it sits on the lower slopes of the North Downs. The village successfully retains its own distinct identity and historic charm despite its proximity to larger commuter hubs. The River Mole flows along the eastern boundary, providing scenic riverside footpaths, such as the popular walk "Fetcham Splash". Fetcham Downs, part of the North Downs, offers expansive hiking trails and panoramic views of the Surrey countryside. The area is also recognised for its selection of highly regarded schools, both state and public. Junction 9 of the M25 is a short



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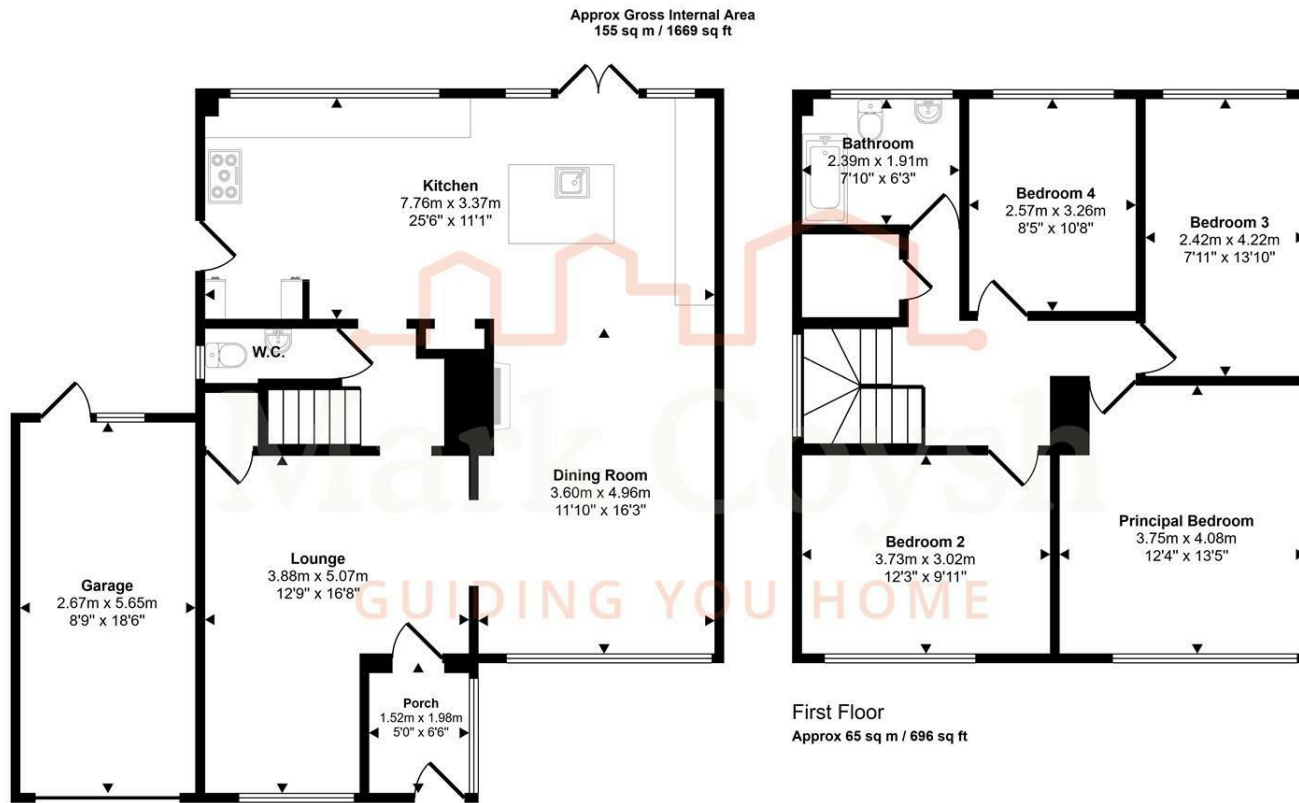
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car journey away, giving easy access to both Heathrow and Gatwick Airports. Leatherhead Mainline Station is a short car, bus, or bike ride away, as well as Bookham Station.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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