



36 Cannon Grove, Fetcham, Leatherhead, KT22 9LH

Price Guide £525,000



- 1930's SEMI-DETACHED BUNGALOW
- EXTENDED SITTING/DINING ROOM
- TWO DOUBLE BEDROOMS
- 100' + REAR GARDEN
- 1056 SQ.FT.INCL.GGE
- REQUIRING MODERNISATION
- KITCHEN BREAKFAST ROOM
- SCOPE TO EXTEND / CONVERT LOFT (STPP)
- DRIVEWAY AND GARAGE
- NO CHAIN

Description

Offering great scope to extend/convert loft, this 1930's semi-detached bungalow is set in an established residential road enjoying 100'+ rear garden.

The accommodation, whilst dated, offers a buyer a great opportunity to put ones own stamp on it, the accommodation comprising an extended sitting/dining room, two double bedrooms, bathroom and kitchen with adjoining conservatory.

Outside, an attractive frontage with driveway leads to a 16'5 x 6'6 garage with rear personal door to the rear garden. The garden has a mean length of 125', is mainly laid to lawn with boundary hedging and fencing providing a high degree of privacy.

No chain.

Tenure	Freehold
EPC	D
Council Tax Band	E

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'Abernon and St John's School (11+) in Leatherhead.

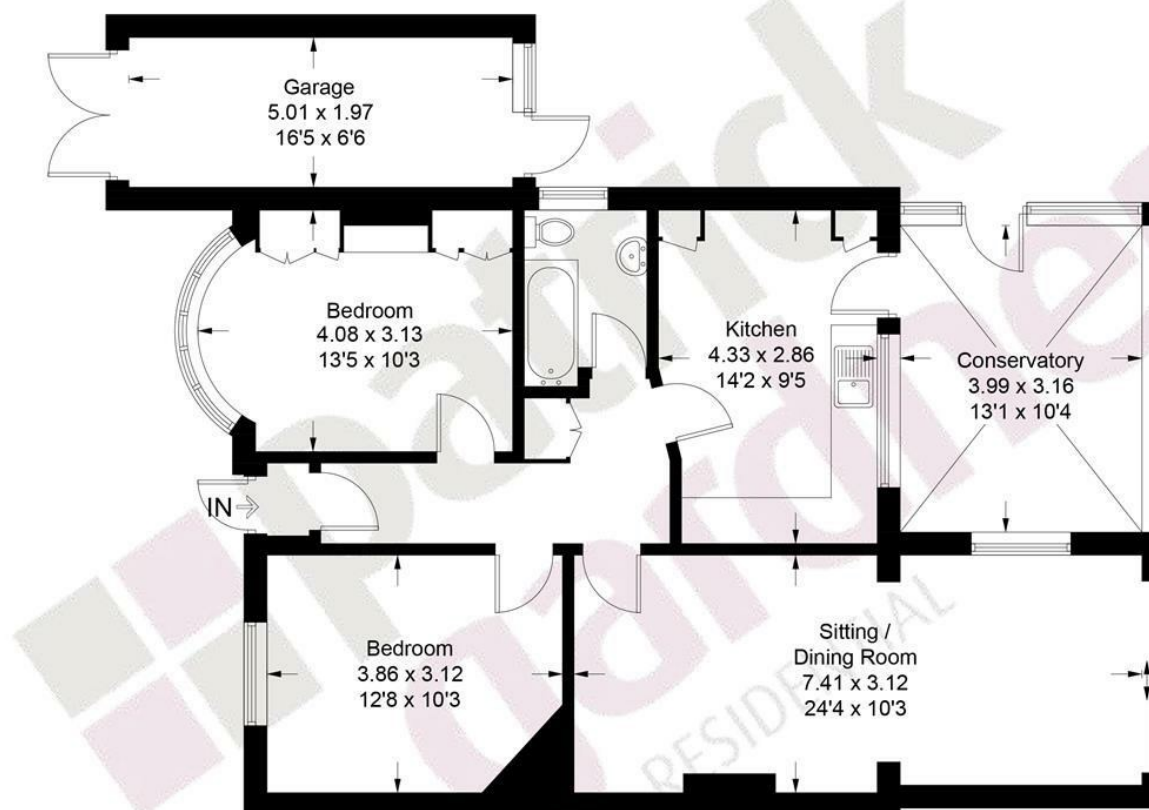
The village shops offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is 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, Denbies Wine Estate and Norbury Park offer great family days out.



Approximate Gross Internal Area = 88.0 sq m / 947 sq ft
Outbuilding = 10.1 sq m / 109 sq ft
Total = 98.1 sq m / 1056 sq ft



Ground 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. (ID1319271)

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