



Guide Price
£575,000

Freehold

3x  1x  1x 

**Monks Green, Fetcham,
Leatherhead, Surrey,
KT22**

OVER 60?

Secure this property
for up to **59% less!**

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Helping you move forwards



Main features

- Good size lounge/diner with bay window leading to conservatory
- Located in a quite cul-de-sac
- Fitted wardrobes in bedrooms 1 and 3
- Ample driveway parking and garage
- Lovely large front garden and low maintenance rear garden

Accommodation

GROUND FLOOR

Porch
Hallway
Lounge: 12'9 maximum x 11'2 up to bay (3.89m x 3.41m)
Dining Area: 10'10 x 10'0 (3.30m x 3.05m)
Kitchen/Breakfast Room: 18'6 maximum x 10'11 maximum (5.64m x 3.33m)
Utility Room: 8'4 x 3'10 (2.54m x 1.17m)
Conservatory: 10'0 x 9'6 (3.05m x 2.90m)
Cloakroom

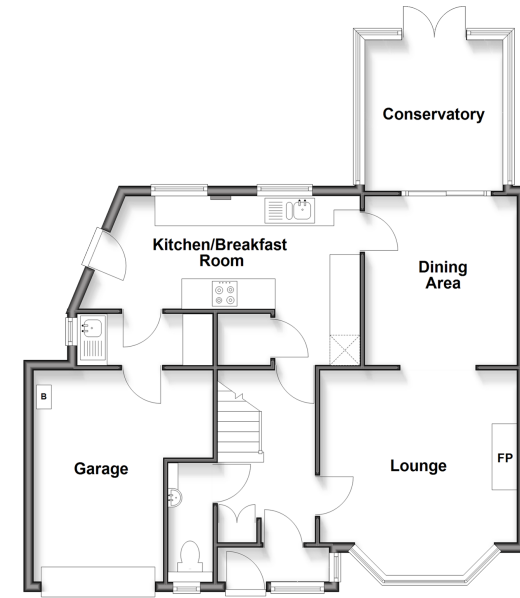
FIRST FLOOR

Landing
Bedroom 1: 14'6 into bay x 9'3 up to fitted wardrobes (4.42m x 2.82m)
Bedroom 2: 11'0 x 10'9 (3.36m x 3.28m)
Bedroom 3: 8'4 x 8'2 up to fitted wardrobes (2.54m x 2.49m)
Bathroom

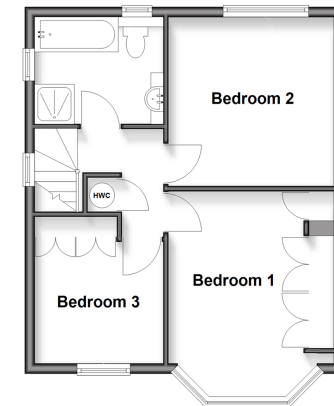
OUTSIDE

Front & Rear Garden
Garage
Driveway Parking

Ground Floor
Approx. 77.0 sq. metres (829.1 sq. feet)



First Floor
Approx. 42.2 sq. metres (454.6 sq. feet)



Call Leatherhead - 01372 373780 ■ CubittAndWest.Co.Uk

- If buying to rent, please check if Local Authority licensing schemes apply before proceeding
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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