



Guide Price
£600,000

Freehold

4x  1x  1x 

**Cobham Road, Fetcham,
Leatherhead, Surrey,
KT22**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Modern kitchen and breakfast area
- Well maintained, established garden
- Generous bedrooms set over 3 floors
- Fantastic views of Leatherhead & Epsom Grand Stand
- Integral garage and driveway for multiple cars

Accommodation

GROUND FLOOR

Hallway
 Lounge: 14'6 x 12'9 (4.42m x 3.89m)
 Dining Area: 11'0 x 9'8 (3.36m x 2.95m)
 Kitchen: 11'8 x 8'9 (3.56m x 2.67m)
 Breakfast Area: 9'6 x 9'0 (2.90m x 2.75m)
 Cloakroom

FIRST FLOOR

Landing
 Bedroom 1: 14'4 x 9'2 (4.37m x 2.80m)
 Bedroom 4: 8'4 x 8'1 (2.54m x 2.47m)
 Bedroom 3: 11'0 x 10'1 (3.36m x 3.08m)
 Bathroom

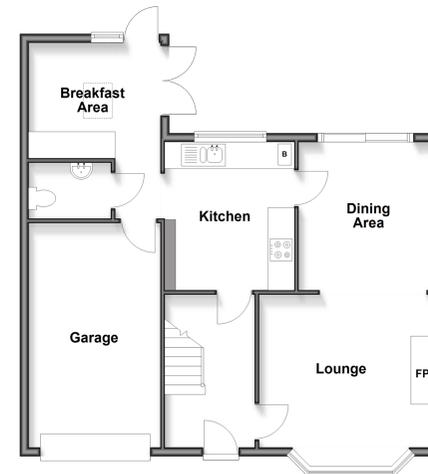
SECOND FLOOR

Landing
 Bedroom 2: 13'6 x 12'7 (4.12m x 3.84m)

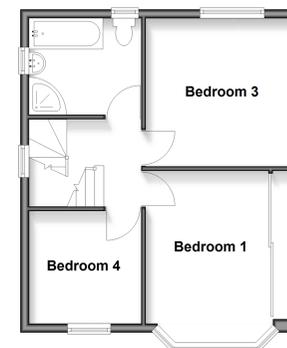
OUTSIDE

Front & Rear Gardens
 Garage
 Driveway

Ground Floor
 Approx. 70.6 sq. metres (759.5 sq. feet)



First Floor
 Approx. 42.5 sq. metres (457.1 sq. feet)



Second Floor
 Approx. 20.2 sq. metres (217.6 sq. feet)



Call Leatherhead - 01372 373780 ■ CubittAndWest.Co.Uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- 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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