



208 Cobham Road, Fetcham, Leatherhead, Surrey, KT22 9JR

Price Guide £570,000



- REFURBISHED SEMI-DETACHED HOUSE
- HALL & CLOAKROOM
- DINING ROOM
- OFF STREET PARKING
- MODERN SHOWER ROOM
- THREE GOOD BEDROOMS
- SITTING ROOM
- FITTED KITCHEN
- 60' REAR GARDEN
- CLOSE TO VILLAGE & SCHOOLS

Description

This stylish semi-detached house has been recently refurbished by the current owners and offers just under 1,050 sq.ft of accommodation whilst a short walk from the Village and local schools.

A reception hall with cloakroom leads to the sitting room with bay window, there is a wide opening to the dining room with double doors to the garden and return door to the kitchen.

Upstairs there are two double bedrooms a good sized single bedroom and family shower room.

Outside, there is a driveway with adjoining lawn providing off street parking, side access leads to the rear garden with terrace and lawn extending to approximately 60'.

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.

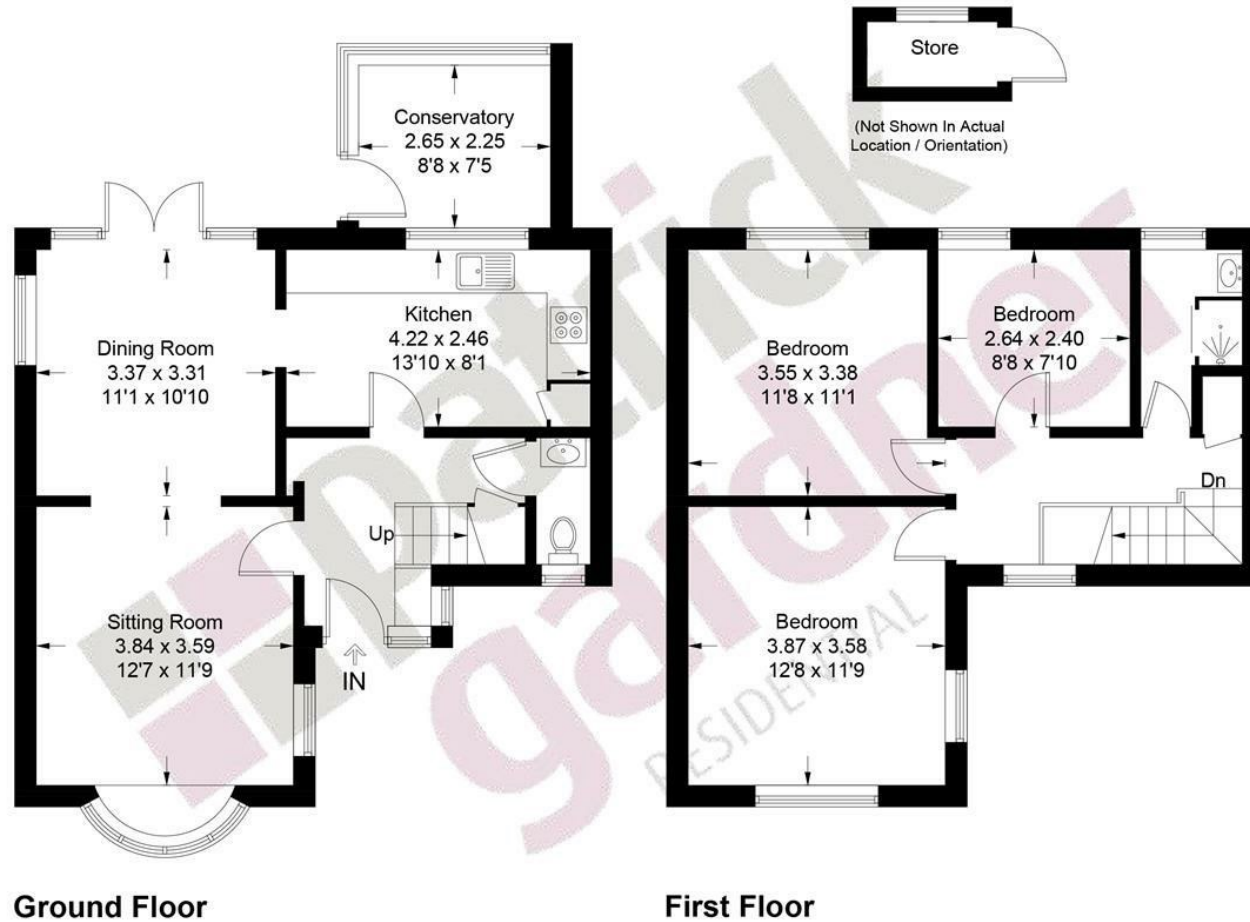
The village shops offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is 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 = 97.3 sq m / 1047 sq ft
 Store = 1.6 sq m / 17 sq ft
 Total = 98.9 sq m / 1064 sq ft



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. (ID1272575)
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