



Guide Price
£825,000

Freehold

4x  2x  2x 

**Nutcroft Grove,
Fetcham, Leatherhead,
Surrey, KT22**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Modern open plan family area/kitchen/diner
- Bi-fold doors leading onto large rear garden
- Bright and spacious living
- Turn-key ready
- Perfect for growing families

Accommodation

GROUND FLOOR

- Hallway
- Lounge: 14'1 x 11'3 (4.30m x 3.43m)
- Family Area: 14'0 x 11'8 (4.27m x 3.56m)
- Kitchen/Diner: 25'4 x 14'8 (7.73m x 4.47m)
- Study: 7'9 x 7'5 (2.36m x 2.26m)
- Cloakroom

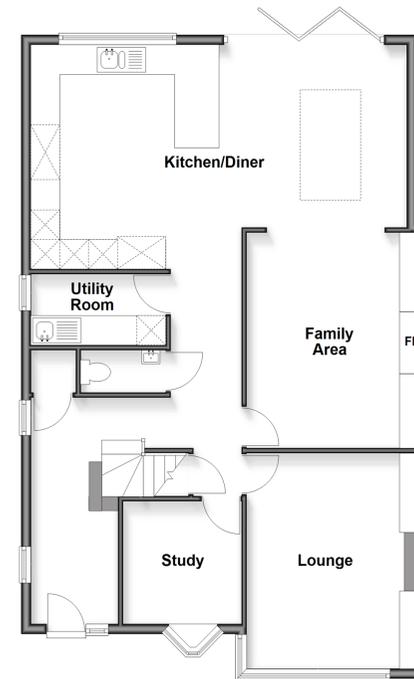
FIRST FLOOR

- Landing
- Bedroom 1: 14'2 x 11'3 (4.32m x 3.43m)
- En-Suite Shower Room
- Bedroom 2: 14'0 x 11'4 (4.27m x 3.46m)
- Bedroom 3: 13'7 x 11'0 (4.14m x 3.36m)
- Bedroom 4: 11'0 x 8'0 (3.36m x 2.44m)
- Bathroom

OUTSIDE

- Driveway
- Front & Rear Gardens

Ground Floor
Approx. 96.4 sq. metres (1037.8 sq. feet)



First Floor
Approx. 73.6 sq. metres (792.0 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 50% less, by purchasing a Lifetime Lease



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