



 **patrick**
gardner
RESIDENTIAL

19 Cannon Way, Fetcham, Surrey, KT22 9LJ

Price Guide £695,000



- DETACHED FAMILY HOUSE
- 1281 SQ.FT.INCL.GGE
- HALL AND CLOAKROOM
- OFF STREET PARKING & GARAGE
- CLOSE TO SCHOOLS & VILLAGE
- THREE DOUBLE BEDROOMS
- LARGE SITING/DINING ROOM
- 70' SOUTH FACING GARDEN
- SCOPE TO EXTEND (STPP)
- CUL-DE-SAC

Description

Set in a quiet residential road, this delightful detached house offers 1281sq.ft.incl.gge, whilst offering further scope for extension (STPP) and a lovely South facing garden.

Light and spacious throughout, the ground floor includes a good sized reception hall with cloakroom, modern fitted kitchen and superb 24'4 x 13'5 sitting/dining room with bay window, fireplace and door to the conservatory with doors to the garden.

Upstairs, the principal bedroom has a double aspect and shower enclosure which also provides the opportunity to create an en suite. There are two further double bedrooms and large family bathroom.

Outside, the driveway with adjoining lawn provides off street parking and access to a integral single garage. Gated side access lead to a lovely 70' South facing rear garden incorporating patio, lawn, flower beds and mature boundary screening providing a high degree of privacy.

Tenure	Freehold
EPC	D
Council Tax Band	F

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.

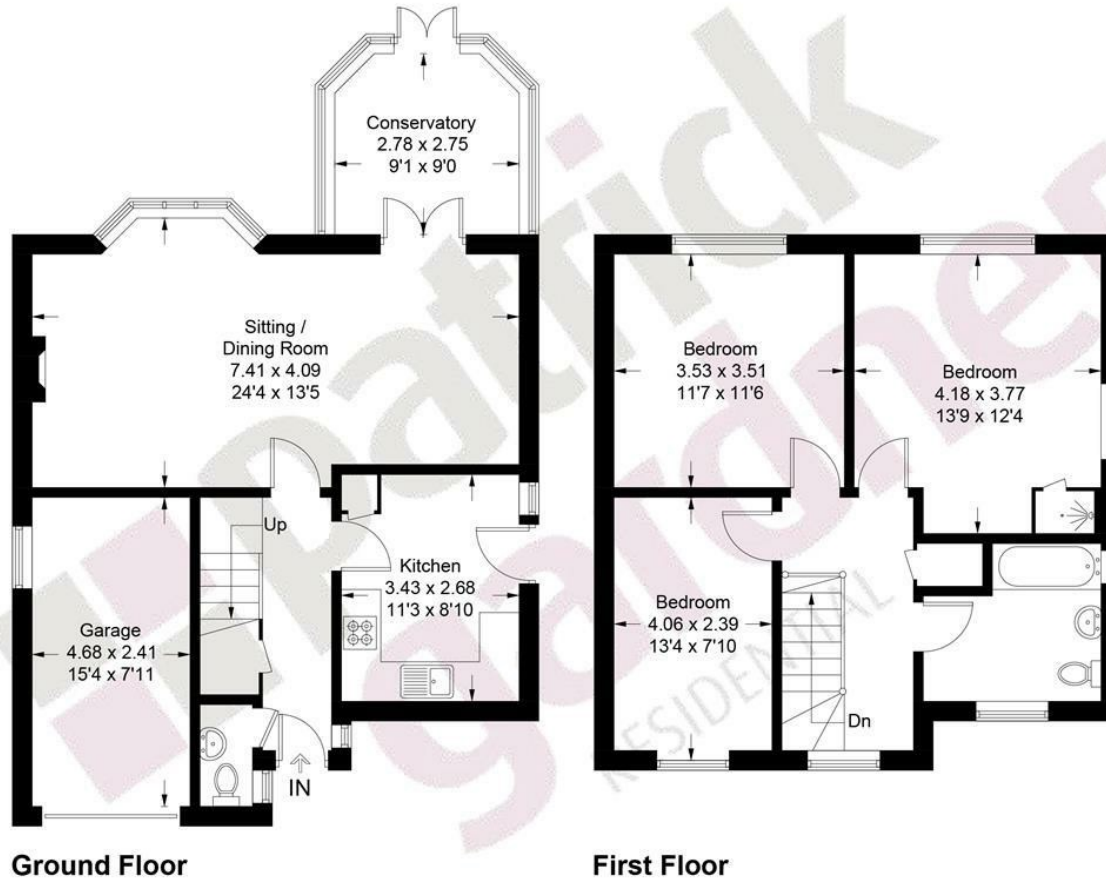
The village shops offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is 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 = 107.7 sq m / 1159 sq ft
Garage = 11.3 sq m / 122 sq ft
Total = 119.0 sq m / 1281 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. (ID1298343)
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