



Penbry, 42 Cannonside, Fetcham, Surrey, KT22 9LE

Price Guide £685,000



- EXTENDED SEMI-DETACHED HOUSE
- 150' SOUTH FACING REAR GARDEN
- CLOAKROOM
- SPACIOUS KITCHEN
- BONUS LOFT ROOM
- ESTABLISHED RESIDENTIAL ROAD
- PORCH & ENTRANCE HALL
- 3 RECEPTION ROOMS
- 3 BEDROOMS & FAMILY BATHROOM
- GARAGE & DRIVEWAY

Description

Built in the mid 1950's, this 3 bedroom semi-detached house, extended on the ground floor and with the benefit of a loft room, is offered with no onward chain.

Set in an established residential location, this property which is in need of some updating offers scope for further enlargement, if desired.

Currently, on the ground floor there is an entrance porch, entrance hall and cloakroom off which is an open plan sitting room/dining room (was 2 rooms and could be so again) which open into a 3rd reception/garden room. The kitchen has been enlarged and overlooks the rear garden. Upstairs, there are 3 bedrooms, served by a family bathroom. The loft has been fitted out as a useful space being accessed via space saver steps and loft hatch.

To the front is useful off road parking and a garage whilst the mature 150' deep rear garden enjoys a southerly rear aspect.

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, Denbies Wine Estate and Polesden Lacey provide for great family outdoor entertainment.

 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 154.4 sq m / 1662 sq ft
(Including Loft Room)
Outbuilding = 29.6 sq m / 319 sq ft
Total = 184 sq m / 1981 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. (ID1303743)
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