



patrick
gardner
RESIDENTIAL

26 Cannonside, Fetcham, KT22 9LE

Price Guide £740,000



- EXTENDED SEMI-DETACHED HOUSE
- SUPERB VALUED KITCHEN/DINER
- SEPARATE SITTING ROOM
- 180' SOUTH FACING GARDEN
- 29' TANDEM GARAGE
- 1862 SQ.FT.INCL.OUTBUILDINGS
- FAMILY ROOM
- THREE BEDROOMS (TWO BATHROOMS)
- SEPARATE UTILITY ROOM
- CLOSE TO SCHOOLS

Description

Superbly presented, this extended three bedroom semi-detached house offers just under 1600 sq.ft. + outbuildings whilst enjoying a 180' South facing garden.

Well appointed throughout, the ground floor includes a hall with cloak/shower room, sitting room (which could also be used as bedroom 4) family room with open fire and a stylish vaulted kitchen dining room with large velux windows, polished tiled floor, fitted kitchen with integrated appliances and double doors to the rear terrace. A side door from the kitchen leads to an impressive 29' garage and 13'6 utility room.

Upstairs, there are two double bedrooms, single bedroom and good sized, fully tiled family bathroom with separate shower and bath.

Outside, the driveway with adjoining lawn provides ample off street parking and access to the garage. The rear garden is approximately 180' in length with a Southerly aspect. The garden features an extensive terrace, superb adjoining veranda, good sized lawn, summerhouse and greenhouse.

Tenure	Freehold
EPC	C
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.

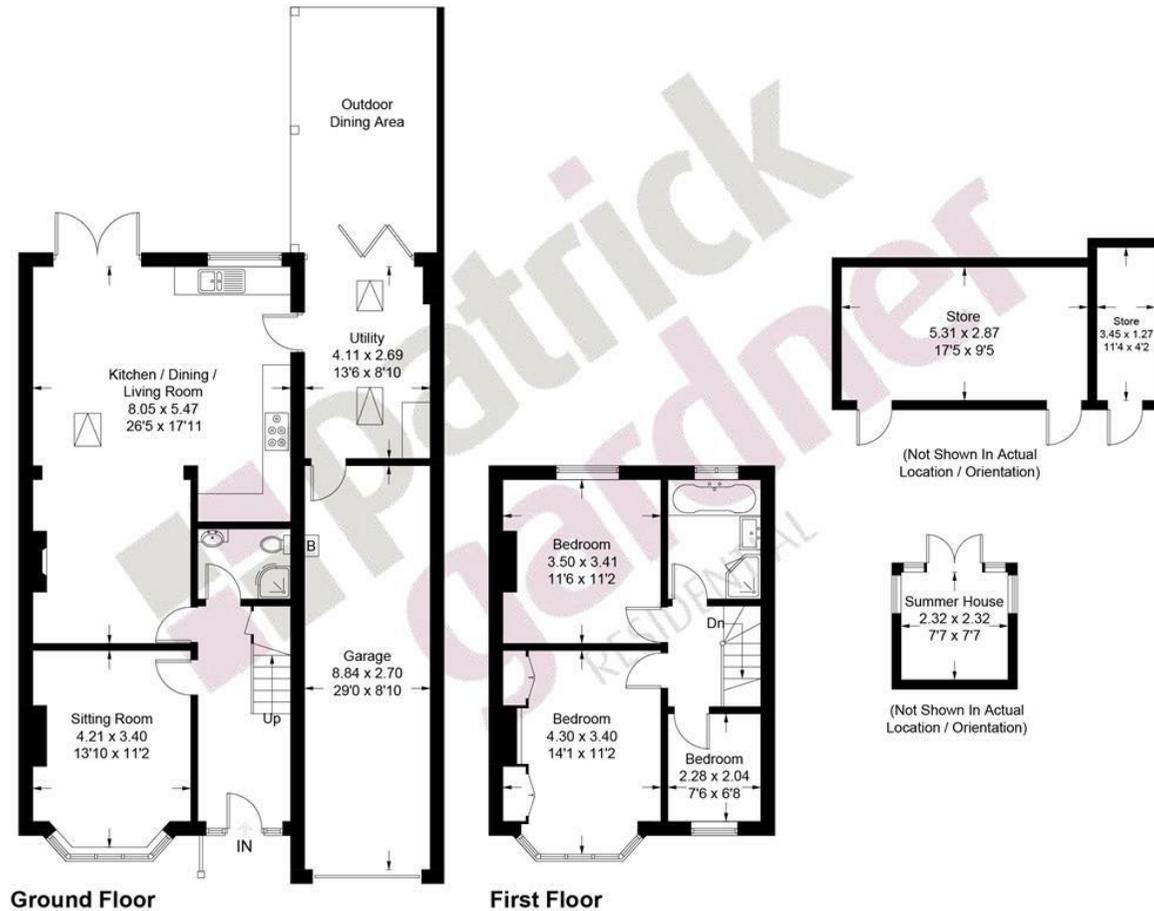
The village shops offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is 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 = 148.3 sq m / 1596 sq ft
 (Excludes Outdoor Dining Area)
 Outbuildings = 24.7 sq m / 266 sq ft
 Total = 173.0 sq m / 1862 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. (ID1283780)

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