



**patrick
gardner**
RESIDENTIAL

38 Cannon Way, Fetcham, Surrey, KT22 9LJ

Price Guide £735,000



- DETACHED FAMILY HOUSE
- ENTRANCE HALL
- SITTING ROOM & CONSERVATORY
- OPEN PLAN KITCHEN/DINING ROOM
- 4 BEDROOMS & FAMILY BATHROOM
- CUL-DE-SAC POSITION
- CLOAKS/DOWNSTAIRS SHOWER ROOM
- FAMILY ROOM
- UTILITY ROOM & STORE ROOM
- GARAGE & GARDENS

Description

This 4 bedroom detached house is set at the end of a cul-de-sac amongst other similar sized homes. Extended on the ground floor, there remains scope to extend (STPP) at the first floor if desired.

On the ground floor, the bright and airy accommodation comprises an entrance hall, downstairs cloakroom/shower room, double aspect sitting room with attractive bay window and open fireplace, and a conservatory off which overlooks the rear garden. A wide square bay leads through from the sitting room into the family room which makes for ideal entertaining space. The kitchen has been modernised and there is an array of matching base units and eye level cupboards with integrated appliances and pre-formed worktops which incorporates a breakfast bar. The double aspect dining room is open plan with the kitchen and there are French doors out onto the garden. The utility room is a great size and there is a further space beyond which is currently used as a store.

On the first floor there are 3 double bedrooms and a single bedroom; all served by the family bathroom.

Outside there is ample off road parking and a single integral garage. The rear garden is landscaped with timber decking, coloured flagstones with laurel boundary hedging and side access around to the front. Timber garden shed.

Situation

Fetcham Village has 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 nearby including Downsend, Parkside Prep School at Stoke D'Abernon, Danes Hill Prep at Oxshott, St John's School (11+) in Leatherhead and American Community School in Cobham.

Fetcham village offer a good variety of outlets including a Sainsburys Local. Leatherhead offers a more comprehensive range of shops including the part covered Swan Shopping Centre, Theatre, Waitrose Local 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 London Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow International Airports are within easy reach.

In the near vicinity there are 1000's of acres of Green Belt countryside much of which is National Trust owned. Nearby is Epsom Downs where the famous Derby is held.

Tenure

Freehold

EPC

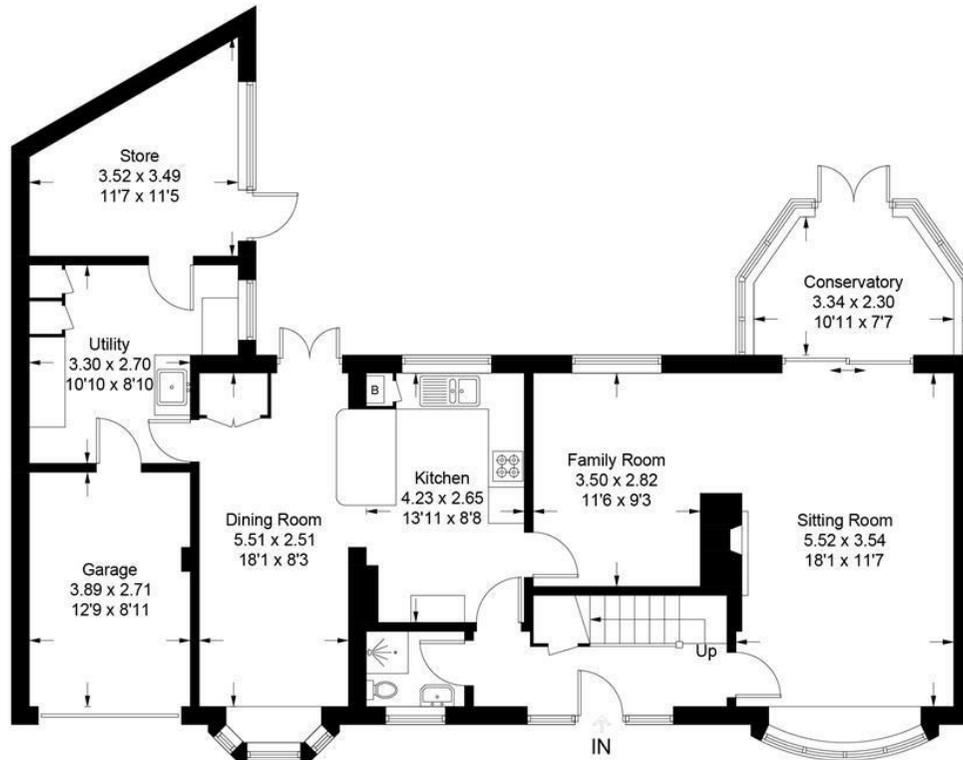
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Council Tax Band

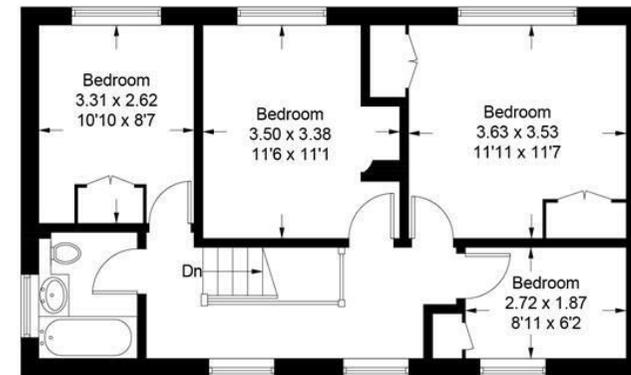
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Approximate Gross Internal Area = 165.5 sq m / 1781 sq ft



Ground Floor



First Floor

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. (ID1190234)
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