



2 Cannon Way, Fetcham, Leatherhead, Surrey, KT22 9LJ

Asking Price £725,000



- LARGE SEMI DETACHED HOUSE
- 4 BEDROOMS
- 2 RECEPTION ROOMS
- SUPERB FITTED KITCHEN
- LONG DRIVEWAY
- 0.2 ACRE PLOT
- 2 BATHROOMS (ONE EN-SUITE)
- LARGE CONSERVATORY
- UTILITY AND CLOAKROOM
- GARAGE AND ADDITIONAL PARKING

Description

Located in a popular cul de sac, this modern semi detached house enjoys large gardens to front and rear, which amount to 0.2 of an acre.

With the same owner since 1974, the property has been extended, modernised and improved and now provides spacious 4 bedroom, 2 bathroom accommodation which also includes large open plan living space including a conservatory overlooking the lovely rear garden.

Features include a superb fitted kitchen with integrated appliances including granite work surfaces, utility space and cloakroom, quality double glazing and gas central heating.

Externally are approximately 90' of mature rear gardens with lawn and ornamental pond, to the front are attached garage and a long driveway which includes additional parking space.

Tenure	Freehold
EPC	D
Council Tax Band	E

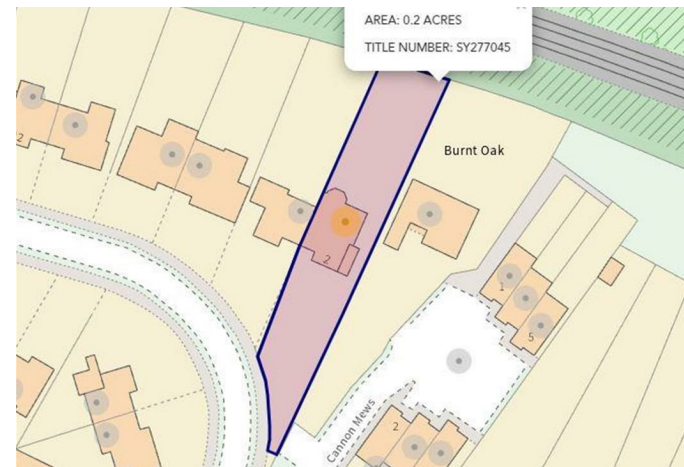
Situation

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.

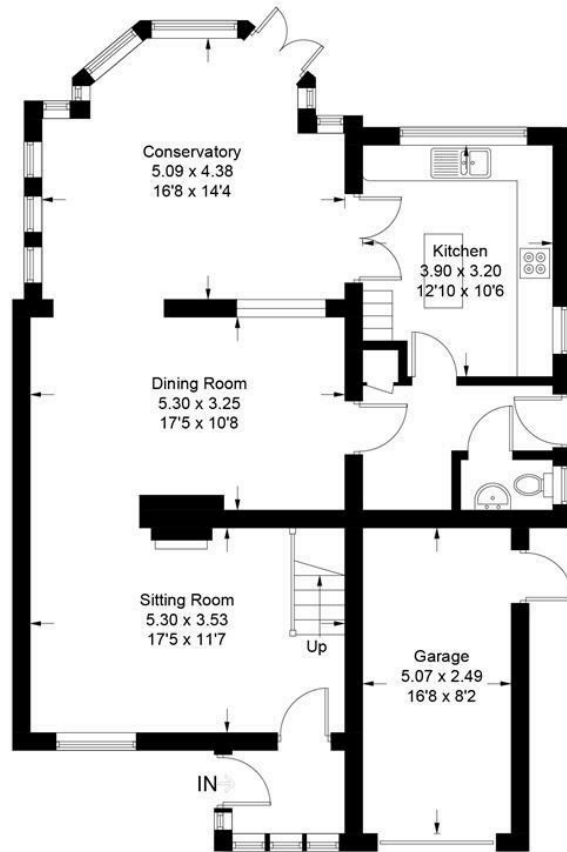
The village shops offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is 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.

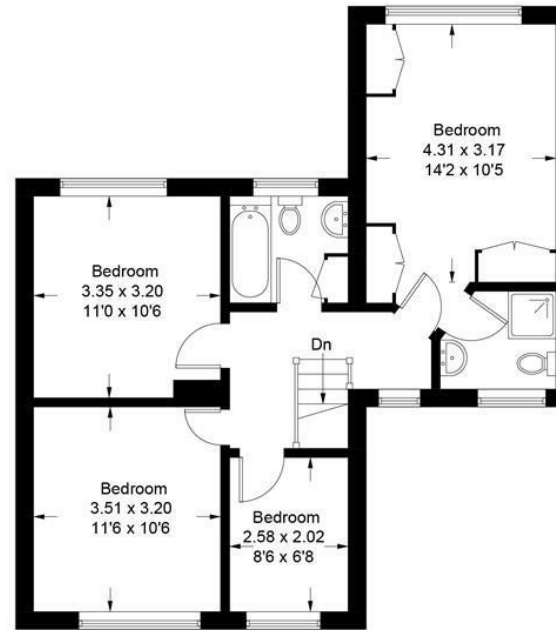
The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand.



Approximate Gross Internal Area = 140.9 sq m / 1517 sq ft
 Garage / Sheds = 18.2 sq m / 196 sq ft
 Total = 159.1 sq m / 1713 sq ft



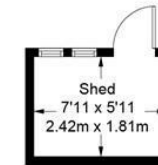
Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)

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. (ID937953)
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