



Cobham Road, Fetcham KT22 9JR

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Cobham Road Fetcham KT22 9JR

An attractive three bedroom semi-detached house situated in the heart of Fetcham village. This extended home provides bright and spacious living accommodation and a very large garden, perfect for modern family living.

Semi Detached Family Home

Three Bedrooms

Open Plan Kitchen / Dining / Playroom

Formal Lounge

Large Garden

Home Office

Driveway Parking

Utility

Downstairs WC

EPC Rating: D

Set in the very heart of Fetcham Village within walking distance of the local shops, amenities and outstanding schools.





The front door opens to a bright hallway with storage cupboard. To the left is a useful utility room and cloakroom / WC, both of which benefit from underfloor heating. The formal lounge is to the front of the property and benefits from a large bay window and built in storage cupboards. The kitchen/dining room is double aspect and benefits from ample storage space and work surfaces. There are French doors to the terrace from the dining area. The family / playroom is open plan to the kitchen/dining room and benefits from a feature fireplace.

To the first floor is a light landing, a master bedroom with wardrobes plus two further bedrooms, one of which has a fitted cupboard. The family bathroom provides a shower over the bath and a WC.

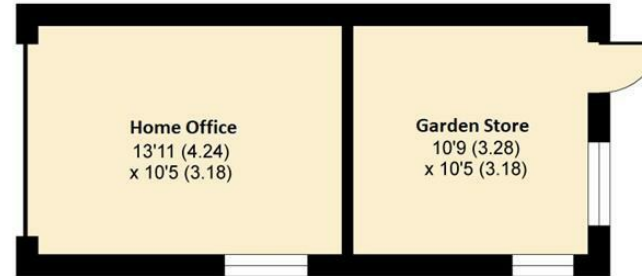
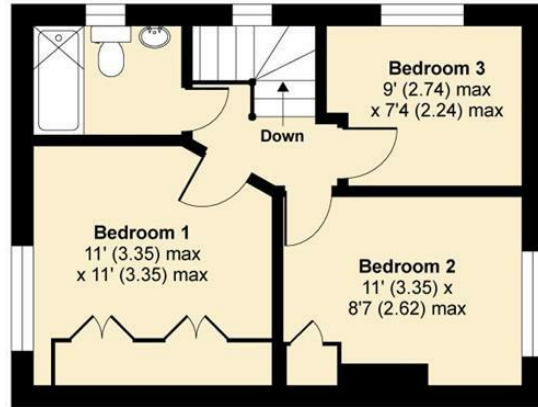
To the front of the property is a good sized gravelled driveway with parking for one to two vehicles.

The charming rear garden is a fantastic size, with a raised terrace running the width of the house. The current owners have converted a brick outbuilding into a home office with a storage room. The garden also benefits from a Summerhouse which is surrounded by decking. The rest of the garden is mainly laid to lawn and surrounded by trees and bushes.

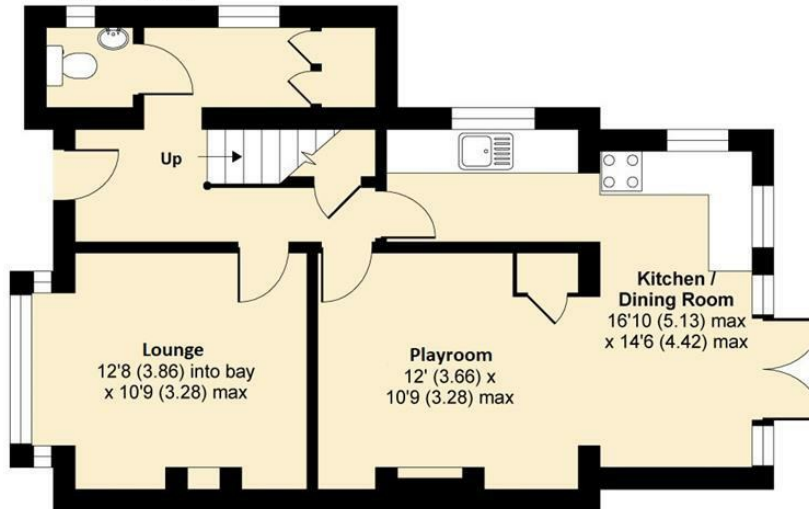


Cobham Road, Fetcham, Leatherhead, KT22

APPROX. GROSS INTERNAL FLOOR AREA 1218 SQ FT 113.1 SQ METRES (EXCLUDES SUMMER HOUSE & INCLUDES GARAGE / WORKSHOP)



FIRST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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