



Cannon Grove, Fetcham KT22 9LS

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## Cannon Grove Fetcham KT22 9LS

*A spacious and well-proportioned four-bedroom detached family home, offered with no onward chain. Nestled in a popular residential area, this property presents a fantastic opportunity for those looking to put their own stamp on a home, with scope for extension (subject to planning permissions).*

Four-bed detached home

No onward chain

Extension potential (STPP)

Sitting/dining room

South-facing garden

Garage & parking

Popular location

EPC Rating: D







The ground floor features an entrance lobby leading to a downstairs cloakroom. There is an open plan kitchen/breakfast room, spacious and bright sitting/dining room and family room.

Upstairs, there are four well-proportioned bedrooms and a family bathroom.

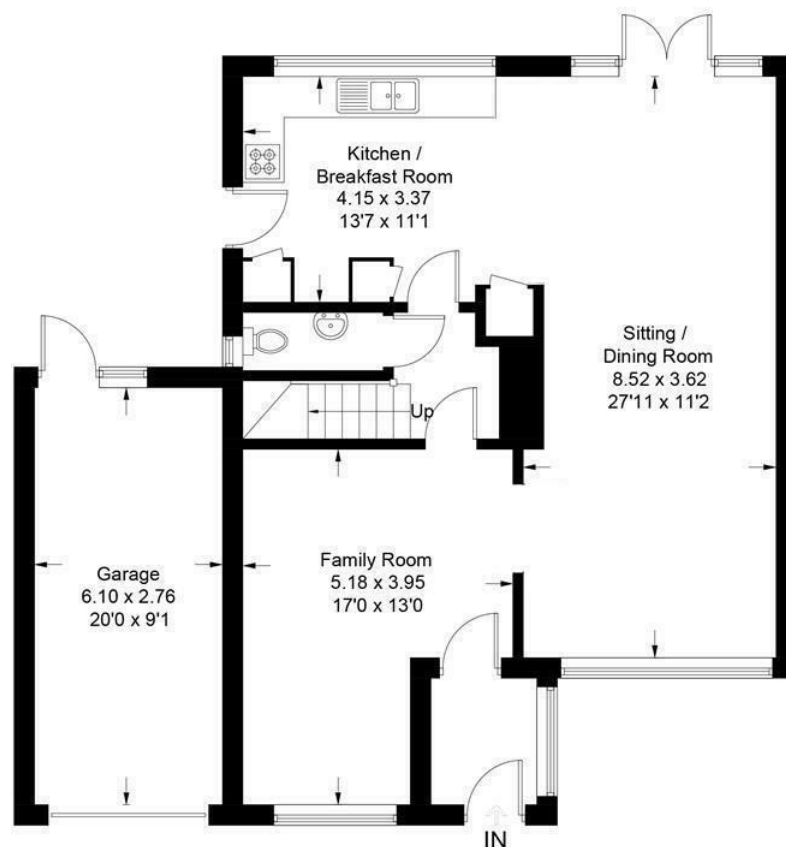
Outside, the property boasts a sunny south-facing rear garden, perfect for outdoor relaxation. To the front, there is an attached single garage and off-road parking for multiple vehicles.

Additional benefits include gas-fired central heating.

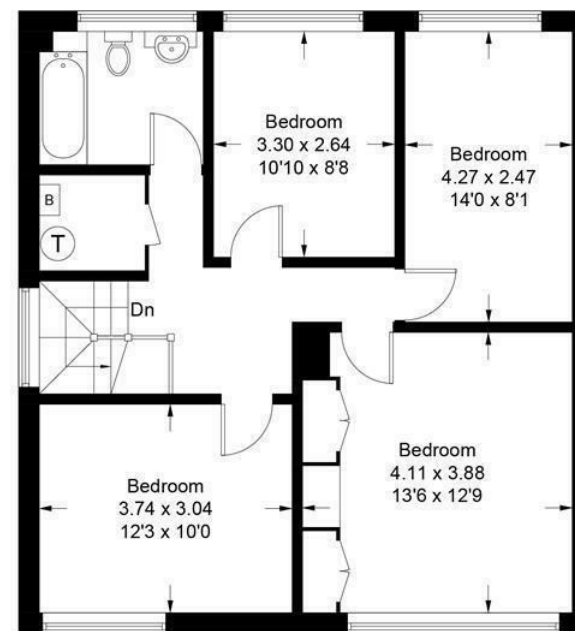
With its excellent potential and sought-after location, this property is a must-see.



Approximate Gross Internal Area = 142.3 sq m / 1532 sq ft  
 Garage = 16.9 sq m / 182 sq ft  
 Total = 159.2 sq m / 1714 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. (ID1039337)  
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