



Warene Road, Leatherhead KT22 9TX

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## Warene Road Leatherhead KT22 9TX

*A spacious two/three bedroom semi-detached bungalow situated on a popular road close to Fetcham village, with potential to extend (STPP), to create a substantial family home.*

Two/Three Bedrooms

Semi Detached Bungalow

1930s Property

Potential To Extend (STPP)

Front and Rear Gardens

Driveway Parking For Two Cars

100' Rear Garden

Popular Road

Walking Distance To Shops

EPC Rating E

Set in the very heart of Fetcham Village, within walking distance of the local shops and amenities. The house is also well located for the excellent local schools.





Internally this bungalow offers a bright living room to the front with an attractive box bay window, which could be used as a third bedroom. In addition, there is a kitchen with a separate pantry, a bright spacious dining room with patio doors opening into the rear garden.

In addition, there are two bedrooms and a shower room.

Externally and to the front there is driveway parking and side access to the rear garden. The south easterly facing secluded rear garden is surrounded by mature trees and is approximately 100ft in length.

Viewings are highly recommended to appreciate the accommodation this property has to offer.

Planning permission has been granted for a rear extension. Full details here - Planning Application Ref: MO/2022/1797



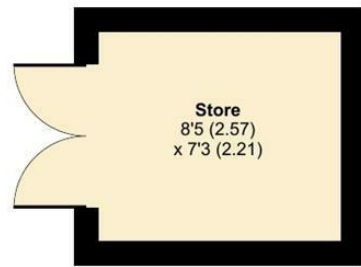
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Approximate Area = 755 sq ft / 70.1 sq m

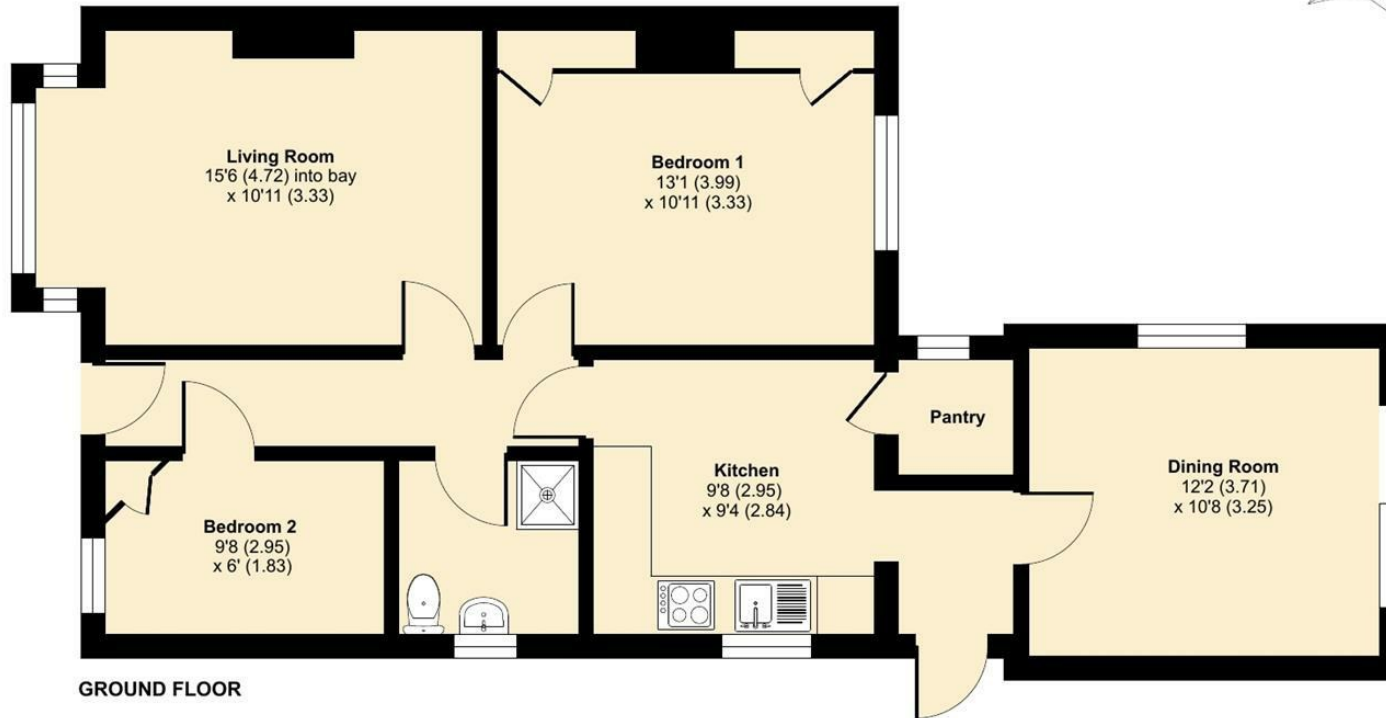
Outbuilding = 61 sq ft / 5.6 sq m

Total = 816 sq ft / 75.8 sq m

For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for V&H Homes. REF: 1020497



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