



Cannon Grove, Fetcham KT22 9LP

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## Cannon Grove Fetcham KT22 9LP

*A beautifully presented two double bedroom end of terrace house situated in a cul-de-sac location in Fetcham. This charming home is within walking distance to Leatherhead station and benefits from a garage.*

0.5 Miles to Leatherhead Station

End Of Terrace

Garage

Off Street Parking

South Easterly Facing Garden

Modern Fitted Kitchen

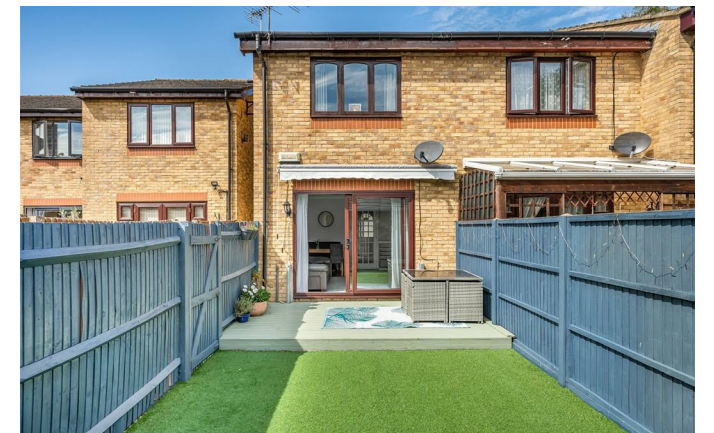
Sought After Cul-de-sac

Adjacent to Open Fields

Two Double Bedrooms

EPC Rating: C

The house is just 0.5 miles from Leatherhead Station which provides frequent trains to London Waterloo and Victoria in approximately 40 minutes.





On entering the house via a welcoming hallway there is a contemporary kitchen with a range of units and integrated appliances. There is also a spacious and bright living / dining room with doors opening into the garden.

The first floor offers two good sized double bedrooms, both with built in storage, and a modern family bathroom.

Externally, this excellent home offers off street parking and a garage with power, which can be accessed from the end of the garden. The 27' south easterly facing rear garden is mainly laid to lawn and benefits from an attractive decking area, perfect for al fresco dining in the warmer months.

Viewings of this beautifully presented home are highly recommended.



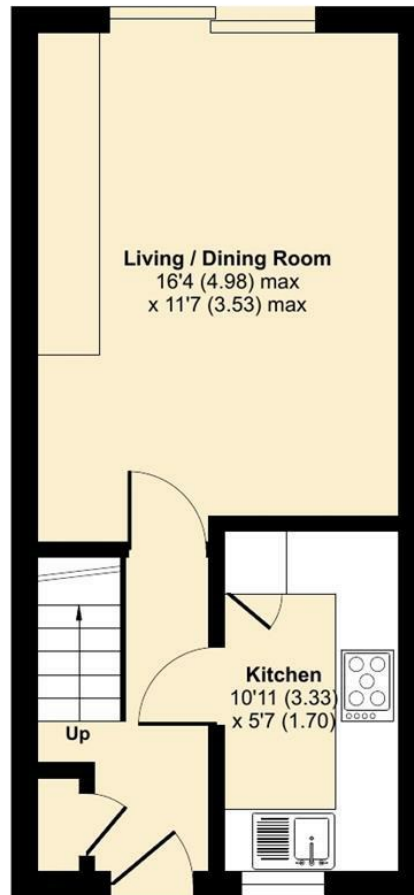
# Cannon Grove, Leatherhead, KT22

Approximate Area = 624 sq ft / 58 sq m

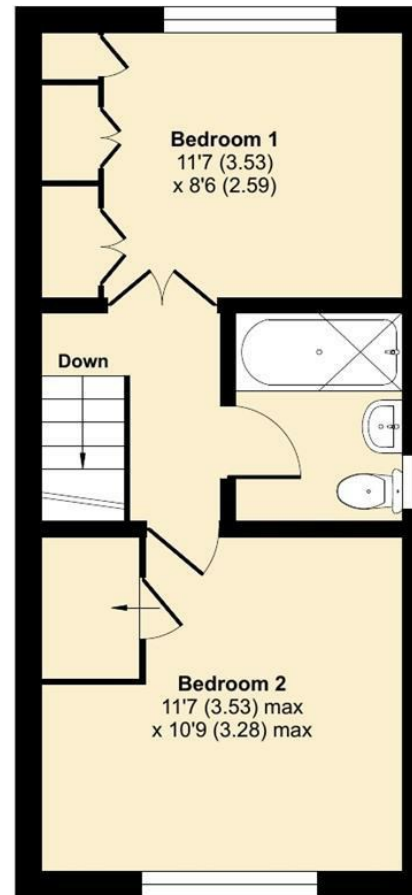
Garage = 138 sq ft / 12.8 sq m

Total = 762 sq ft / 70.8 sq m

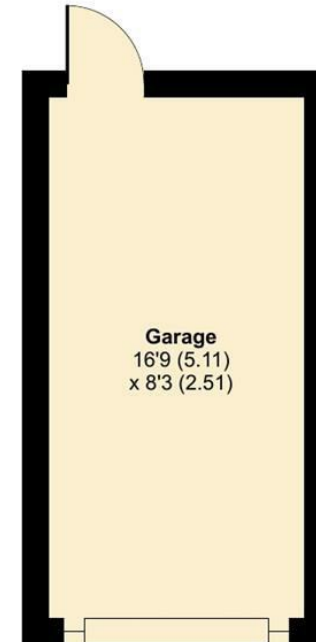
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nixecom 2023. Produced for V&H Homes. REF: 1026660



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