



The Drive, Leatherhead KT22 9EN

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## The Drive Leatherhead KT22 9EN

*A very generous and attractive four bedroom two bathroom semi detached property with plenty of space for a two storey side extension (plans previously passed) situated in a desirable Private Road in Fetcham. A particular feature of the property is the 190ft informal rear garden created over time to encourage wildlife amongst wild flowers, shrubs and plants plus a fruit and vegetable allotment area. There is a raised terrace plus further outside seating areas perfect for relaxing and entertaining. EPC Rating B.*

Generous Four Bedroom Semi-Detached

En-Suite and Family Bathroom

Extended Kitchen/Dining/Family Room

Lounge and Snug

Utility Room and W.C.

190ft Tranquil Garden

Loft Room

Detached Garage

Photovoltaic Solar Panels

EPC Rating B





The ground floor accommodation includes a delightful lounge with front aspect bay window, an extended kitchen/dining/family area and a snug/library. The kitchen has underfloor heating and is further complimented by a separate utility area and a cloakroom/wc. Skylights and bi-fold doors allow natural light to flood into the kitchen which is comprehensively fitted with units, worksurfaces and a central island.

The first floor landing leads to four good size bedrooms, the master having built in wardrobes and a re-fitted en-suite shower room with twin sinks. Two further double rooms and a large single share the family bathroom. There is a loft room that has been boarded, with built in workbench and can be used as a hobbies/games room and has scope for further extension.

The property is approached by an attractive driveway bordered by mature trees and planting and has plenty of parking leading to the detached garage. There is a large area of covered storage space to the side of the house and to the rear of the garage and would be suited to a large extension (STPP). Previous planning permission was granted and has lapsed.

The rear garden has been cultivated to be wildlife friendly and has planted flower beds, shrubs, bushes and trees and extends to approximately 190ft. The rear of the garden has been designed to provide an allotment area for fruit and vegetables.

This energy efficient home also has fitted photovoltaic solar panels in contract with energy linked to the grid.



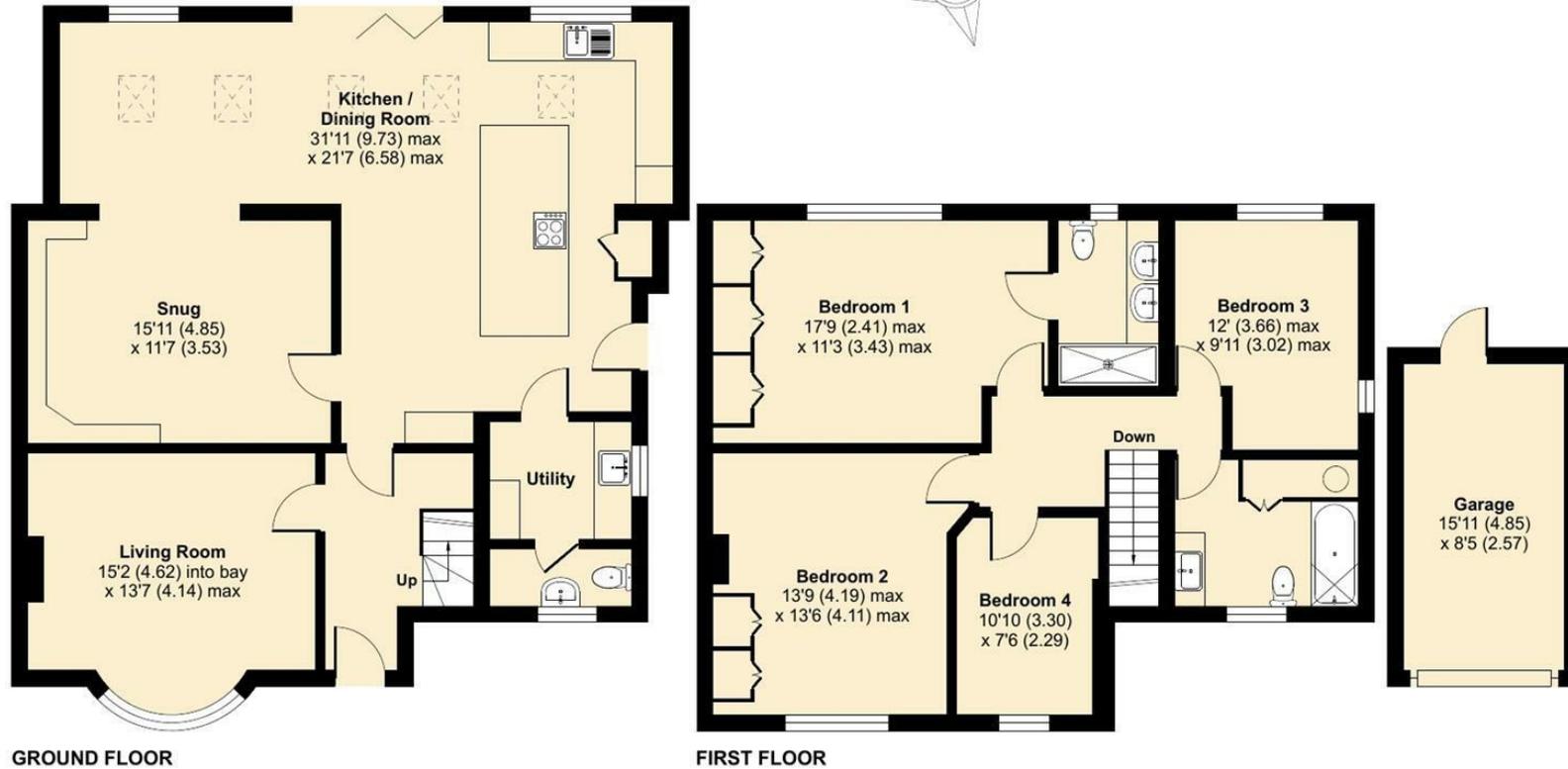
# Fetcham, Leatherhead, KT22

Approximate Area = 1858 sq ft / 172.6 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 1994 sq ft / 185.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for V&H Homes. REF: 1179631

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