



Kennel Lane, Fetcham KT22 9PJ

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## Kennel Lane Fetcham KT22 9PJ

*An attractive and well cared for detached three bedroom family home. The house is located in a highly sought after Fetcham village location on a large plot with scope to extend (STPP). Offered to the market with no onward chain.*

Attractive Detached Home

Three Bedrooms

Extended Reception Room

Driveway Parking & Garage

Landscaped Garden

Modern Shower Room

Sought-after Road

No Onward Chain

Scope To Extend (STPP)

EPC Rating: D

Kennel Lane is close to excellent local schools, including the Howard of Effingham and Eastwick Schools. The property is located between Fetcham and Bookham villages, with their excellent range of shops and amenities, and is on the doorstep of the Surrey Hills Area of Outstanding Natural Beauty.







The entrance hall leads to a spacious and bright living room with bay window. Open plan to the living room is the dual aspect dining room with sliding doors to the garden. There is a well proportioned fitted kitchen with breakfast bar, ample storage cupboards and built in appliances. The kitchen provides access to a covered walkway which leads to the garage and to an office / store room.

Stairs from the hall lead to the first floor which offers three bright bedrooms, two which benefit from fitted storage. There is also a modern and spacious family shower room.

Externally and to the front there is driveway parking for two vehicles leading to a garage. The mature and landscaped rear garden has been beautifully kept and offers lawns, a pergola and various planting. Next to the house is a large decking area, perfect for entertaining.

The property benefits from the potential for a double story extension (subject to the necessary permissions).



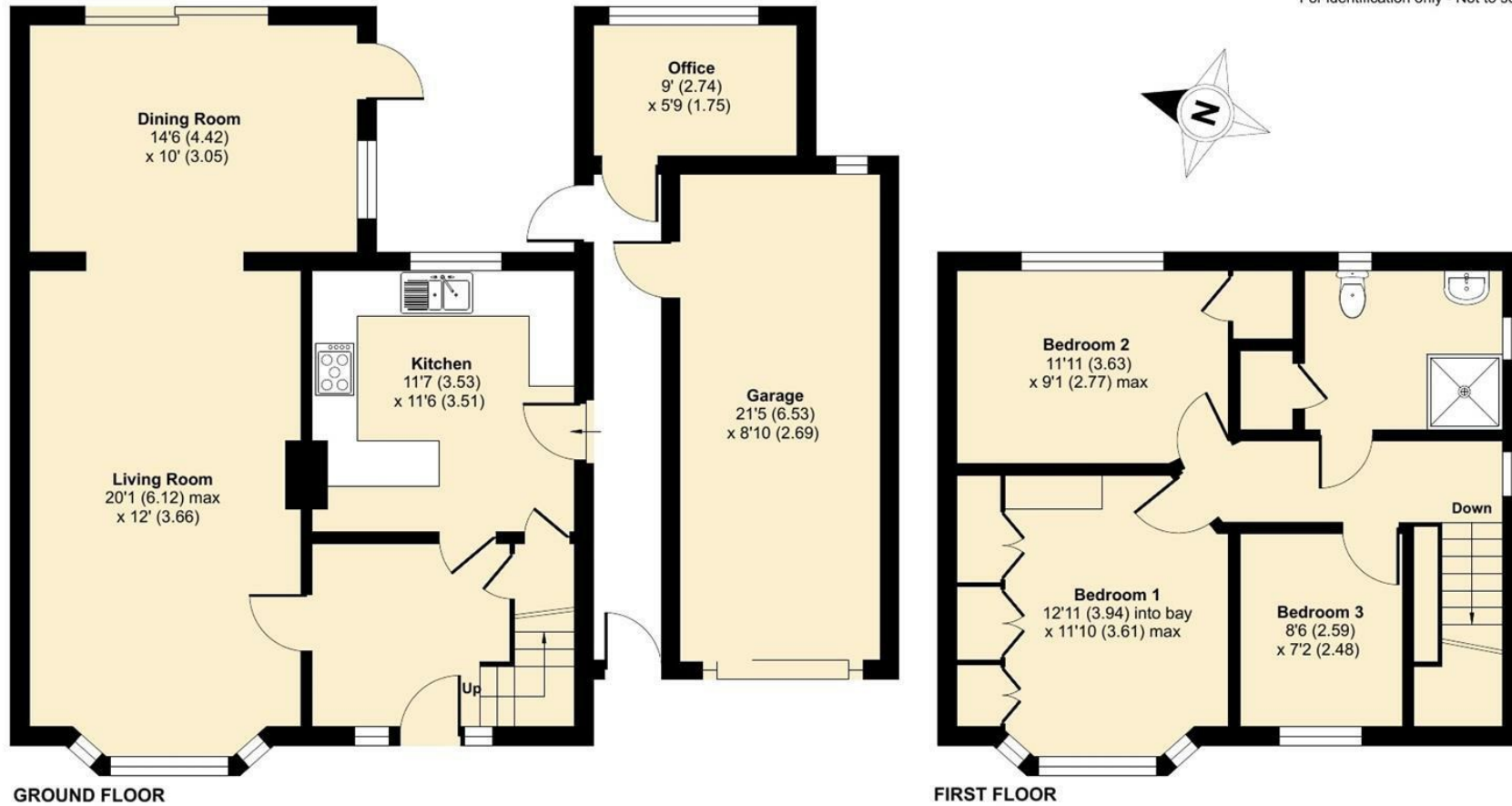
# Kennel Lane, Fetcham, Leatherhead, KT22

Approximate Area = 1332 sq ft / 123.7 sq m (includes garage)

Outbuilding = 52 sq ft / 4.8 sq m

Total = 1384 sq ft / 128.5 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). © n|checon 2023. Produced for V&H Homes. REF: 982179



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