



Kennel Lane, Leatherhead KT22 9PR

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A well presented spacious detached three bedroom family home with a westerly facing rear garden. This property is located in a highly sought after Fetcham village location on a large plot with scope to extend (STPP).

Detached Family Home

Three Bedrooms

Open Plan Lounge/ Dining Room

Scope To Extend STPP

Study

Large Westerly Facing Garden

Downstairs WC

Conservatory

Garage

EPC Rating C

This excellent detached home is within easy reach of Fetcham Village with its' amenities and outstanding primary schools.





The entrance hall leads to a spacious bright dual aspect living room with a feature fireplace and sliding doors opening out into a conservatory overlooking the garden. The ground floor benefits from a modern fitted kitchen with ample storage cupboards, a fitted oven and hob. The kitchen leads through to a utility room with further cupboards and access to the rear garden. The ground floor of this superb house also provides a study and a useful cloakroom / WC.

Stairs from the lounge lead to the first floor which offers three bright bedrooms each with fitted wardrobes and a family bathroom. In addition, bedroom one has the benefit of an in-built shower.

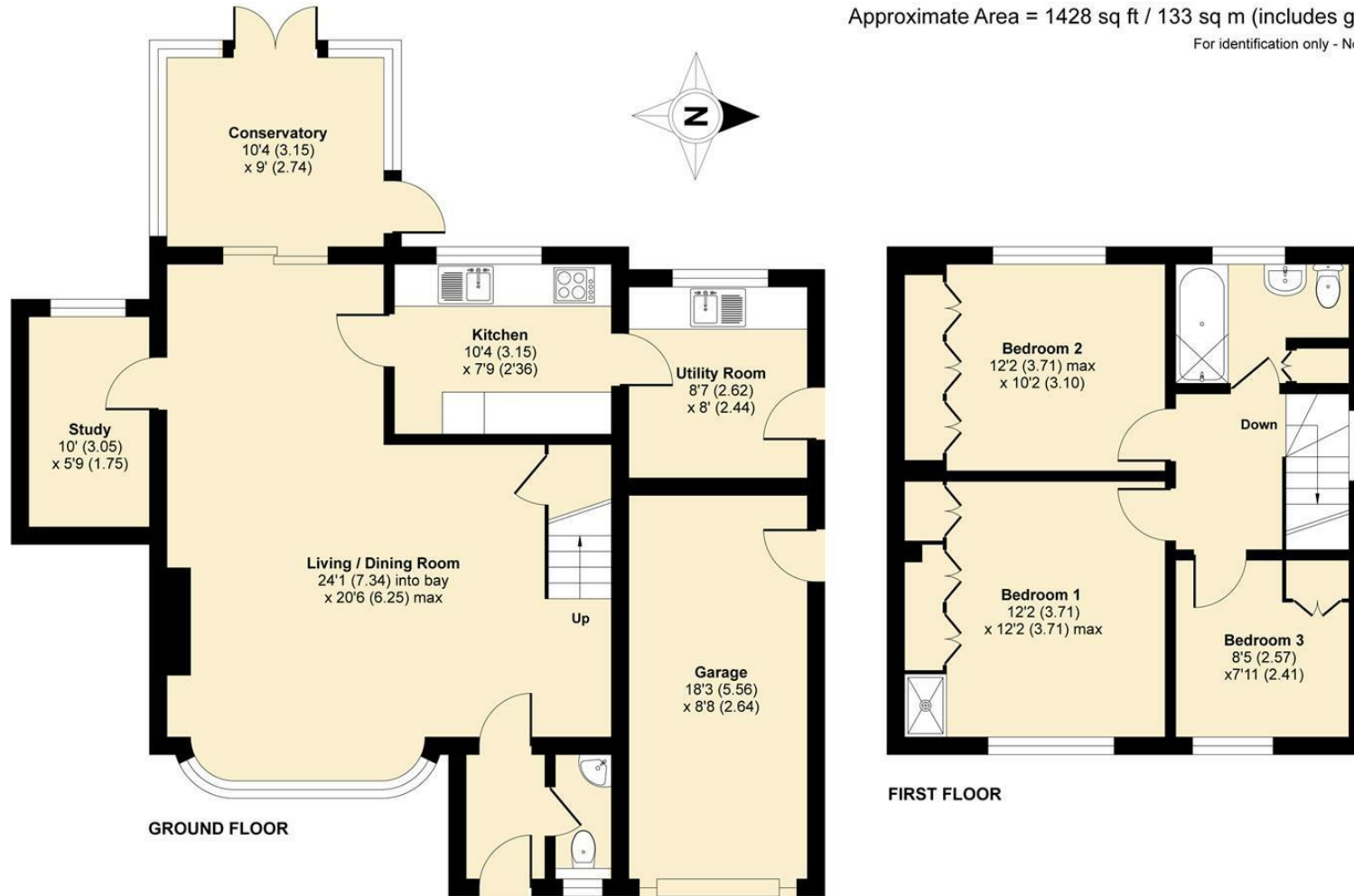
Externally and to the front there is ample driveway parking leading to a garage. The westerly facing mature rear garden extends to over 180ft in length with a mixture of trees and shrubs. Next to the house is a large patio area, perfect for entertaining. There is also a useful garden shed and a summerhouse.



Kennel Lane, Fetcham, Leatherhead, KT22

Approximate Area = 1428 sq ft / 133 sq m (includes garage)

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 2021. Produced for V&H Homes. REF: 783136



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