



Nutcroft Grove, Leatherhead KT22 9LA

V&H
HOMES

Your local property specialist

Nutcroft Grove Leatherhead KT22 9LA

A well-presented spacious extended three bedroom semi detached family home located in a highly sought-after residential road, in the heart of Fetcham Village close to excellent local schools.

Extended Semi-Detached

Three Double Bedrooms

Two Reception Rooms

Study / Bedroom Four

Utility Room

Downstairs WC

South Westerly Facing Garden

Ample Driveway Parking

Double Length Garage

EPC Rating D

Nutcroft Grove is situated in a quiet location in the heart of Fetcham village, 1.2 miles from Leatherhead Station, with its links to London Waterloo and Victoria, and 2.2 miles to Junction 9 on the M25.





This spacious property offers a welcoming living room with a feature fireplace surrounded by fitted shelving. In addition, there is a bright and airy dining room with a large serving hatch into a modern kitchen equipped with an array of fitted cupboards. The kitchen leads through to a useful walk through pantry with access to a double length garage. Downstairs also offers a W/C and a study which could be used as a fourth bedroom.

To the first floor is the large master bedroom with a large walk-in wardrobe. There are two further double bedrooms and a contemporary family bathroom.

The exterior of the property benefits from generous driveway parking for several cars with access to the garage. The south westerly facing rear garden extends to approximately 140ft in length and boasts a selection of mature shrubs and trees creating a good amount of privacy. In addition, the garden has two garden sheds and a patio area adjoining the house ideal for alfresco dining.



Nutcroft Grove, Fetcham, Leatherhead, KT22

Approximate Area = 1191 sq ft / 110.7 sq m

Limited Use Area = 24 sq ft / 2.2 sq m

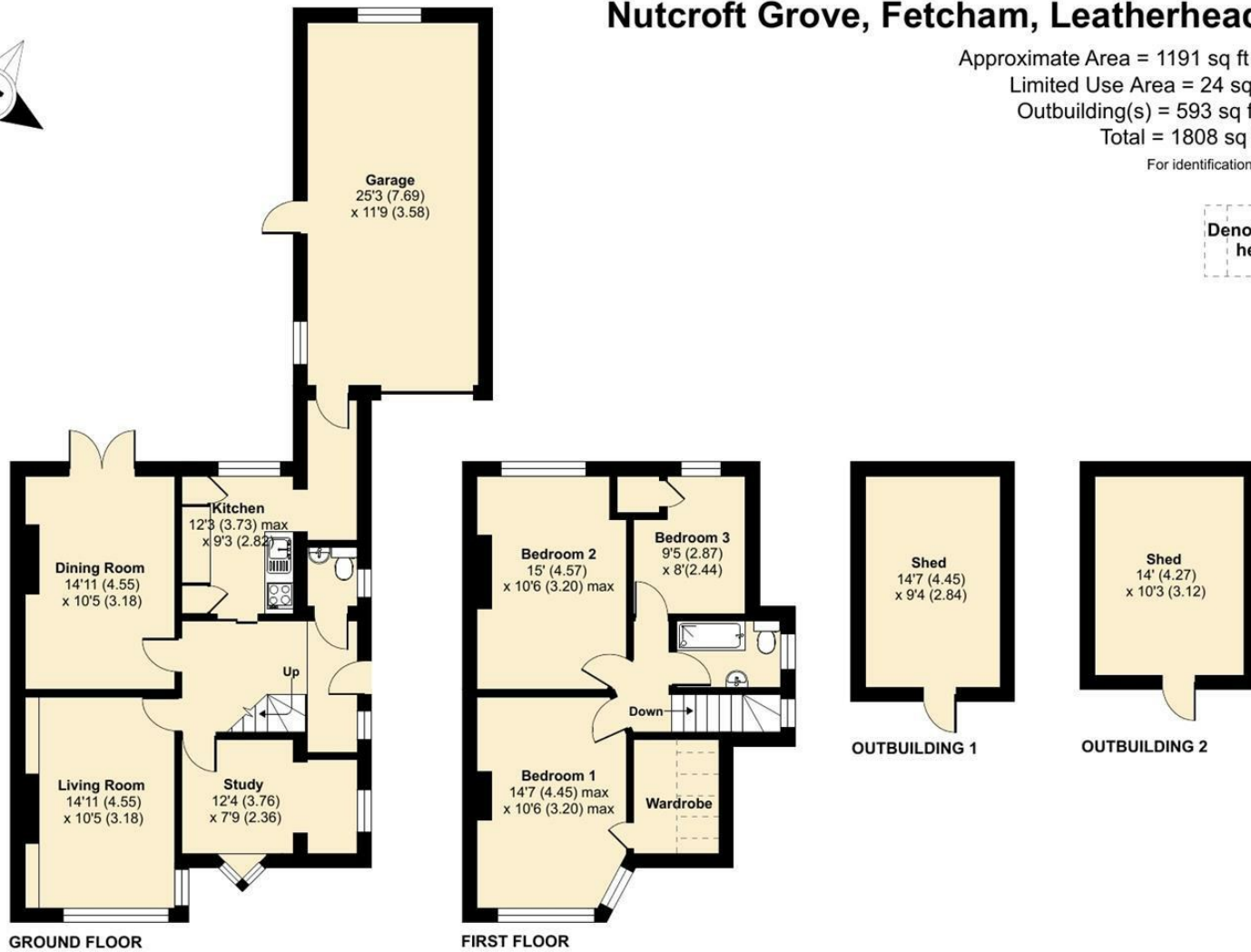
Outbuilding(s) = 593 sq ft / 55.1 sq m

Total = 1808 sq ft / 168 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for V&H Homes. REF: 924142.



V&H Homes

01372 221 678

sales@vhhomes.co.uk

www.vhhomes.co.uk

