



River Lane, Leatherhead KT22 9RP

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## River Lane Leatherhead KT22 9RP

*A beautifully presented three bedroom semi detached house ideally situated in a 'no through' road within a short walk of local schools and Fetcham Village.*

Semi Detached House

Three Bedrooms

Walking Distance To Fetcham Village

Situated On A No Through Country Lane

Main Bedroom With Ensuite

NO ONWARD CHAIN

Downstairs WC

Off Street Parking For Two Cars

Secluded Rear Patio Garden

EPC Rating C





On the ground floor of this attractive property a welcoming entrance hall leads through to a spacious living room with French doors opening into an airy conservatory/dining room with access into the rear garden.

Downstairs also offers a modern kitchen with an array of fitted cupboards and integrated appliances. In addition, there is a useful downstairs cloakroom.

From the hall, stairs lead to the landing and three bedrooms each benefitting from fitted wardrobes. There is a modern three-piece family shower room and an additional ensuite to bedroom one.

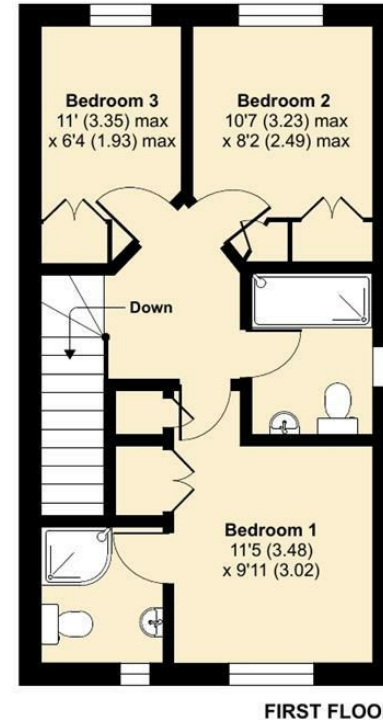
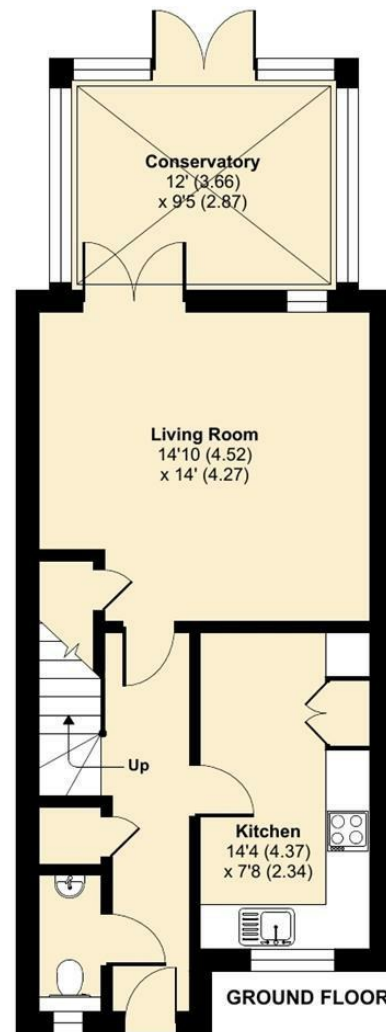
Outside, to the front there is off street parking for two cars with side access to rear garden with an attractive enclosed patio garden.



# River Lane, Fetcham, Leatherhead, KT22

Approximate Area = 1009 sq ft / 93.7 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 2023. Produced for V&H Homes. REF: 1053722



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