





CANNON GROVE

FETCHAM, KT22 9LP

An Extended Semi Detached House
Superb Kitchen/Dining Room with Feature
Roof Lanterns
Within Walking Distance Town Centre &
Station

Four Double Bedrooms
Luxury 4 Piece Bathroom
Lounge with Fireplace
Kitchen/Dining Room Overlooking Garden
Utility Room • Study • Entrance Hall
Sealed Unit Double Glazed Windows
Integral Garage
Ample Off Street Parking
Gas Central Heating To Radiators
Large Secluded Rear Garden
Potential To Enlarge, if desired

AN EXTENDED SEMI DETACHED HOUSE situated within walking distance of Leatherhead Main Line Station and Leatherhead's Town Centre. The accommodation is excellent and beautifully presented with a large living room opening into a superb kitchen/dining room which features two roof lanterns and overlooks the garden. In addition, there is also a utility room with integrated appliances, study with fitted furniture, cloakroom and useful inner hall with range of fitted storage units. On the first floor there are 4 good size bedrooms, large 4 piece bathroom suite and access via a sliding ladder to a large boarded loft. The house benefits further from gas central heating, sealed unit double glazed windows and good size secluded garden with a paved patio and seating area at the end of the garden together with a large timber shed/outbuilding.



COVERED ENTRANCE PORCH

courtesy light, part glazed front door to:

ENTRANCE HALL

woodblock floor, coats hanging space, fitted shoe rack/bench, door to:

LOUNGE 24'1" × 16'9" (7.34m × 5.11m)

max, narrowing to 11'2, wood block floor, recessed ceiling lights, 2 radiators, heating thermostat control, surround sound wiring, open brick fireplace, glazed double doors to kitchen/dining room.

INNER LOBBY

radiator, recessed ceiling lights, stairs to first floor landing, door to:

CLOAKROOM

white suite comprising low level w.c., under stairs storage cupboard with light, recess housing wash hand basin, mixer tap, tiled splashback, fitted medicine cupboard, radiator.

INNER HALL 10'10" × 5' (3.30m × 1.52m)

max, radiator, recessed ceiling lights, wall to wall range of fitted base units, glazed display top, fitted shelf, door to:

STUDY 10'11" × 7'10" (3.33m × 2.39m)

light wood effect desk units, fitted drawers and cupboards, fitted display shelf, built in double cupboard with automatic light, radiator, fitted shelves, tiled floor, radiator.

KITCHEN/DINING ROOM 24'11" × 16'9" (7.59m × 5.11m)

A superb room overlooking the garden with two feature roof lanterns and an excellent range of handleless wall and floor units including feature curved units complemented with Corian work surfaces and substantial peninsular/breakfast bar, inset one half bowl single drainer stainless steel sink unit, eye level double oven & grill, inset 5 ring Bosch gas hob, stainless steel chimney extractor, wine cooler, concealed lighting, electric heater, tiled floor, recess ceiling lights, floor to ceiling fitted storage units, double glazed doors to garden, radiator, door to:

UTILITY ROOM 12'11" × 5'6" (3.94m × 1.68m)

max, fitted with a range of modern base units, contrasting work surfaces, inset single bowl single drainer stainless steel sink unit, mixer tap, wall mounted Vaillant gas fired boiler for central heating and domestic hot water, integrated washing machine and separate dryer, tall integrated freezer, radiator, tiled floor, double glazed door to garden.

FIRST FLOOR LANDING

radiator, recessed ceiling lights, access to boarded loft with skylight window & light via sliding ladder, built in airing cupboard housing lagged hot water cylinder, immersion heater, pump for shower.

BEDROOM 1 13'2" × 12'10" (4.01m × 3.91m)

front aspect, fitted with a range of floor to ceiling wardrobes with sliding doors (triple & double), radiator, range of high level matching storage cupboards, recessed ceiling lights.

BEDROOM 2 11'8" × 9'7" (3.56m × 2.92m)

front aspect, radiator, fitted display shelves, light wood effect floor.

BEDROOM 3 13'11" × 8' (4.24m × 2.44m)

rear aspect, radiator, fitted display shelves, fitted corner desk unit, display shelves.

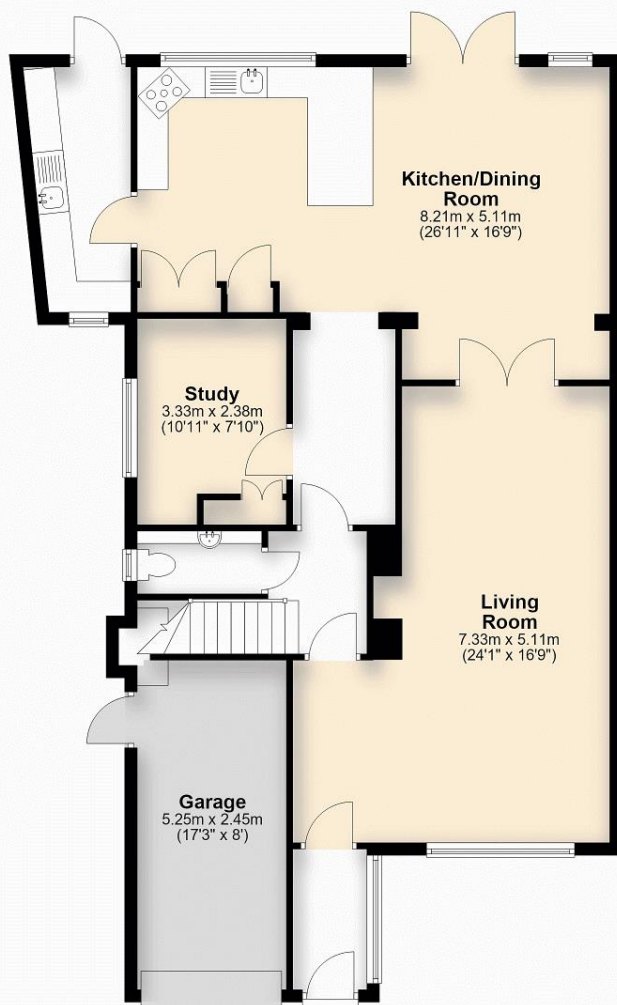
BEDROOM 4 10'9" × 8'9" (3.28m × 2.67m)

rear aspect, radiator.



Ground Floor

Approx. 110.4 sq. metres (1188.0 sq. feet)



First Floor

Approx. 63.8 sq. metres (686.5 sq. feet)



Total area: approx. 174.1 sq. metres (1874.5 sq. feet)

FAMILY BATHROOM 10'10" x 7'7" (3.30m x 2.31m)

white 4 piece suite comprising tile enclosed bath, mixer tap, low level w.c., pedestal wash hand basin, corner shower, thermostatic shower unit, glazed shower screen and door, tiled walls, chrome heated towel rail, ceramic tiled floor, fitted mirror, fitted corner storage units.

OUTSIDE

GARAGE 17'3" x 8' (5.26m x 2.44m)

light & power, consumer unit, gas & electric meters, up & over door, personal door to side.

FRONT GARDEN

The front boundary is marked by a low retaining brick wall with tarmac driveway allowing ample parking, raised flower beds and courtesy lights. Gate enables side pedestrian access to the rear garden with under stairs storage cupboard.

REAR GARDEN

The garden is mainly laid to lawn with circular patio, paved footpath and further seating area at the end of the garden. The garden enjoys a secluded aspect extending to approx 85ft with a variety of evergreens and fruit trees including pear, apple and eating apple.

TIMBER GARDEN SHED/OUTBUILDING 14'2" x 10' (4.32m x 3.05m)

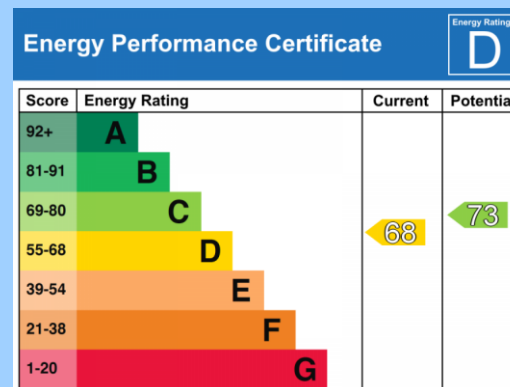
light & power, enclosed run one side, ideal for chickens etc plus covered area and small stable to opposite side.

Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains gas, electricity, water and drainage are all connected to the property.

Note 3 - Council Tax Band F - Mole Valley District Borough Council.

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