



Price

£475,000

Freehold

2x  1x  2x 

**Shamrock Close,
Fetcham, Surrey, KT22**

OVER 60?

Secure this property
for up to **59% less!**

cubitt&west
Helping you move forwards



Main features

- Large driveway for multiple cars and garage
- In the heart of Fetcham village with local amenities on your doorstep
- Great location for highly-regarded local schools
- Large, sunny rear garden
- Tucked away in a quiet cul-de-sac location

Accommodation

GROUND FLOOR

Entrance Hall

Dining Area: 14'4 x 10'7 (4.37m x 3.23m)

Kitchen: 11'2 x 8'8 (3.41m x 2.64m)

Lounge : 11'11 x 11'2 (3.63m x 3.41m)

Garden Room: 12'11 x 10'1 maximum (3.94m x 3.08m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 14'4 x 10'3 (4.37m x 3.13m)

Bedroom 2: 11'2 x 8'2 (3.41m x 2.49m)

Bathroom

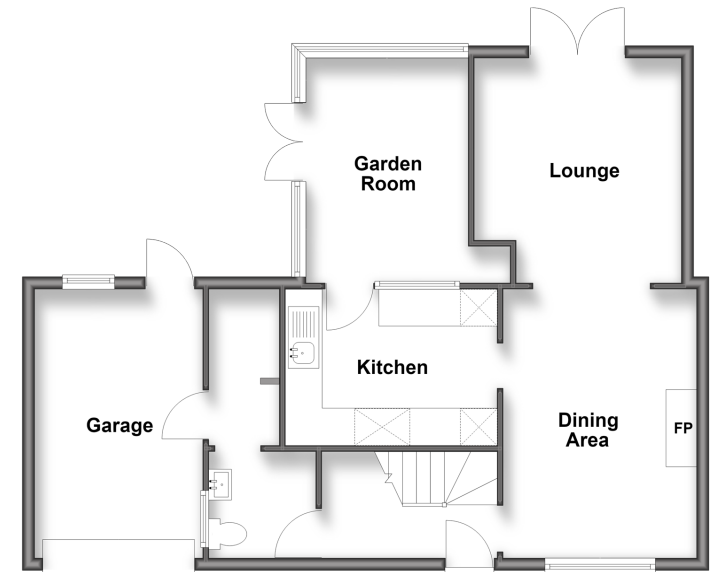
OUTSIDE

Front & Rear Garden

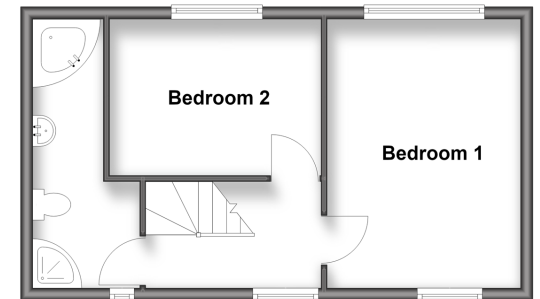
Garage

Driveway

Ground Floor
Approx. 69.8 sq. metres (751.5 sq. feet)



First Floor
Approx. 34.6 sq. metres (372.1 sq. feet)



Call Leatherhead - 01372 373780 ■ CubittAndWest.Co.Uk

- If buying to rent, please check if Local Authority licensing schemes apply before proceeding
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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