



3 River Lane,

Guide Price £725,000

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- Four-bedroom semi-detached character home
- Two bath/shower rooms
- Tucked-away semi-rural setting
- Convenient for Fetcham and surrounding countryside
- Mains-gas central heating
- Three versatile reception rooms
- Accommodation arranged over two floors
- Approximately one mile from Leatherhead town centre and station
- Excellent access to the A24 and M25



An attractive four-bedroom character home enjoying a semi-rural setting along River Lane, yet conveniently positioned for Leatherhead town centre and station. Arranged over two floors, the property offers generous and versatile accommodation including three reception rooms, four bedrooms and two bath/shower rooms. The reception space provides excellent flexibility for family life, entertaining and home working. The location combines a tucked-away feel and access to surrounding countryside with excellent road and rail connections, including the M25 and A24. Freehold.





3 River Lane, Leatherhead, KT22 0AU

Approximate Gross Internal Area = 114.7 sq m / 1235 sq ft

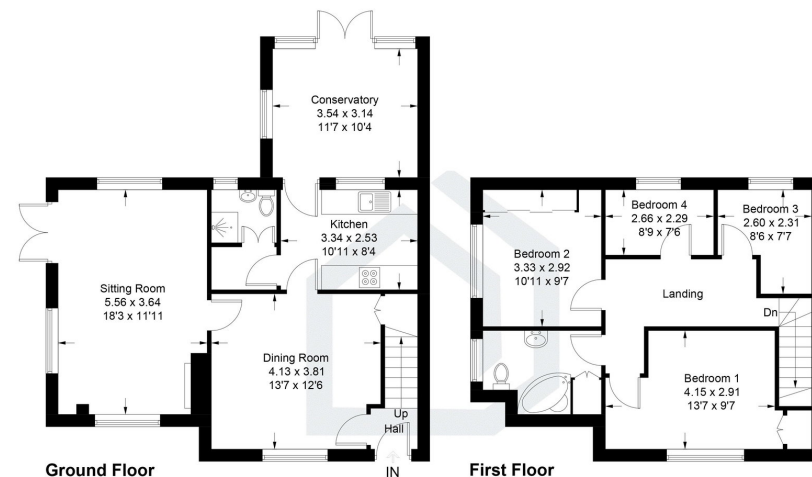


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1325154)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	