

20 Links Brow, Fetcham, Surrey. KT22 9DU

£1,150,000 Freehold

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- Berkeley Homes built detached family home
- Sought after cul-de-sac off The Mount
- Entrance Hall & Cloakroom
- Spacious Sitting Room & spacious Dining Room
- Excellent Kitchen/Breakfast/Family Room
- Master bedroom with ensuite shower room
- Guest Bedroom with ensuite shower room
- Three further bedrooms and family bathroom
- Utility Room and detached double garage
- Large westerly aspect facing rear garden

Council Tax Band G & EPC Rating D



**1-3 Church Street, Leatherhead,
Surrey. KT22 8DN**

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The Property This detached family home, built in the 1980's by Messrs Berkeley Homes is an attractive home being set on rising ground at the head of a sought after cul-de-sac. The property is set centrally on its 0.255 acre plot and enjoys a sunny southerly aspect within mature landscaped and secluded gardens. To the front, a sweeping driveway offers plentiful visitor parking and access to a detached double garage with storage space above.

Internally, is well presented and modernised accommodation which includes Amtico flooring to the spacious reception hall, kitchen and utility room. The double aspect Sitting Room features a marble fireplace with living flame gas fire and Adam style surround and French Doors out onto the patio and Rear Gardens. The Kitchen/Breakfast/Family Room is beautifully appointed and features shaker style cabinets with granite working surfaces with pelmet lighting over and integrated appliances including dishwasher, Britannia 2 oven stove incorporating an induction hob and American style fridge/freezer. Within the breakfast area is a matching shaker style dresser which has built-in down lighters and from the Family area French doors lead out onto the patio and Rear Gardens. The Utility Room connects with the Kitchen and a personal door leads outside.

On the first floor, there are four double bedrooms and a single bedroom. The Master Bedroom and Bedroom Two/Guest Bedroom both have fitted wardrobes and ensuite shower rooms and a family bathroom which incorporates a separate shower cubicle serves the remaining 3 bedrooms (bedroom 3 also fitted wardrobes).

The gardens are attractive and well maintained. The rear garden enjoys a sunny aspect and includes a 'secret garden' which could be opened up into the 'main garden' if desired. Double glazed throughout with gas fired heating via radiators, conveniently for a purchaser, there is no ongoing chain.

Situation The property is located off The Mount which is arguably Fetcham's most sought after road. Fetcham and Bookham village centres and Leatherhead town centres are within 5-10 minutes' drive as is Leatherhead's mainline railway station which provides fast and frequent services to London Waterloo & Victoria. Leatherhead's town centre offers an excellent range of shopping facilities including the part covered Swan Shopping Centre and Waitrose Local in Church Street. Nuffield Health Centre (private members club) is in Church Street and Leatherhead's Leisure Centre is nearby at Fetcham Grove.

There is private schooling at Downsend & St. John's School in Leatherhead together with highly regarded primary and middle schools in Fetcham and OFSTED 'Good' senior state schools in Leatherhead including the OFSTED 'Outstanding' St. Andrews RC School.

The area is generally surrounded by miles of open unspoilt countryside much of which is Greenbelt offering superb walking and riding opportunities.

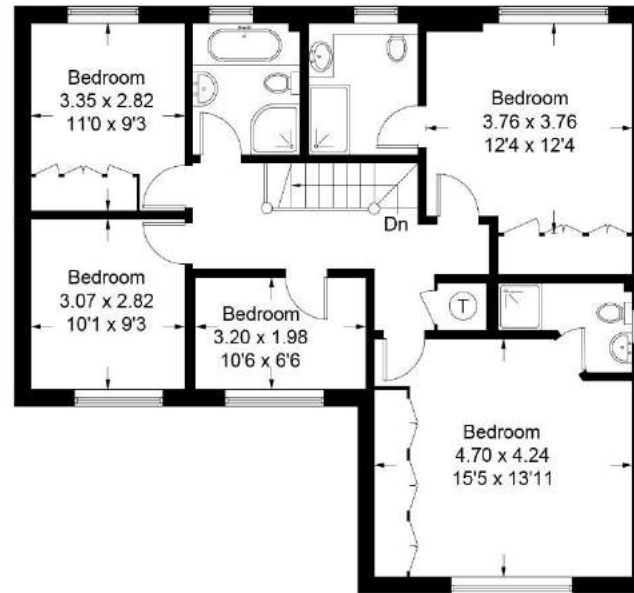




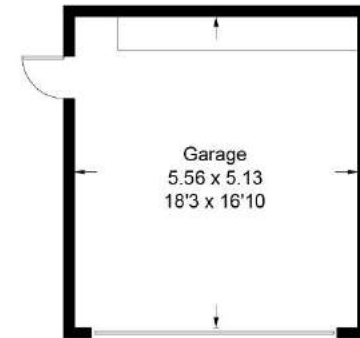
Approximate Gross Internal Area = 194.6 sq m / 2095 sq ft
Garage = 28.6 sq m / 308 sq ft
Total = 223.2 sq m / 2403 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID352874)

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