



2 (Plot 1) Tyrrells Close, (to rear of 77/79 Lower Road, Fetcham), Surrey. KT22 9FG

£1,375,000 Freehold

## 2 Tyrrells Close to the rear of 77/79 Lower Road, Fetcham, Surrey. KT22 9FG



- Brand new detached house with 10 year warranty
- Target date for completion – end September 2017
- Spacious reception hall and cloakroom
- Open plan kitchen/dining room/family room
- Separate sitting room, dining room & study
- Master bedroom with en suite dressing room & bathroom
- 2 double bedrooms en suite
- 2 further double bedrooms and family bathroom
- EPC **B (91)**

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**The Property** This brand new detached two storey house, which is at an advanced stage of construction and due for completion by end September 2017, is set in a small private cul-de-sac in this sought after area of Fetcham.

The development is being constructed by Biles & Co. Estates Ltd who are an established local developer and whom are well known for their high quality finished homes. This property will feature all the essential comforts of modern living and offers a high energy efficient (EPC) rating of B (91) as should be expected of a new build. There are concrete beam and block ground and first floors, wet underfloor heating system to the ground floor, traditional radiators to the first floor and electric underfloor heating in the first floor bathrooms. Domestic electric bills will be reduced by pre-installed solar pv panels cleverly concealed within the roof tiling.

Individually designed, the accommodation layout has been carefully considered and comprises a spacious reception hall with coats cupboard, guest cloakroom and a superb open plan kitchen/breakfast room/family room which has bifold doors opening out onto an extensive patio. The luxurious kitchen provided by Crown of Dorking featuring a two tone look including base oak facing cabinets and hand painted high level units with composite stone worktops and Neff integrated appliances. The double aspect sitting room features bifold doors and includes a contemporary raised/recessed gas fire. The study is of a good size and there are double doors from the reception hall into the dining room.

On the first floor, the spacious galleried oak ballustraded landing includes a linen cupboard and a further cupboard housing the hot water cylinder. There are five double bedrooms which includes a master bedroom suite featuring a separate dressing room area and full en suite bathroom, two further double bedrooms both en suite and a luxurious family bathroom serving the two remaining bedrooms. Outside, to the front, there is an integral double garage with side personal door and parking for two cars immediately in front. The rear garden enjoys a sunny southerly aspect, is fenced to all boundaries and comprises a patio and turfed garden.

**Situation** The property is situated equidistant of Fetcham and Bookham Village centres and Leatherhead's town centre.

Leatherhead town centre is just over a mile of the property offering a comprehensive range of shopping facilities including the partly covered Swan Shopping Centre, newly opened Waitrose Local, theatre and main line railway station with services to London Waterloo and Victoria.

Junction 9 of the M25 can be found on the Ashted side of Leatherhead and Gatwick and Heathrow Airports are within easy reach.

The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand. Leisure facilities include the private Nuffield Health centre in Leatherhead town and Leisure Centre at Fetcham Grove.

There is a wide range of private and state schools in the area serving all ages.

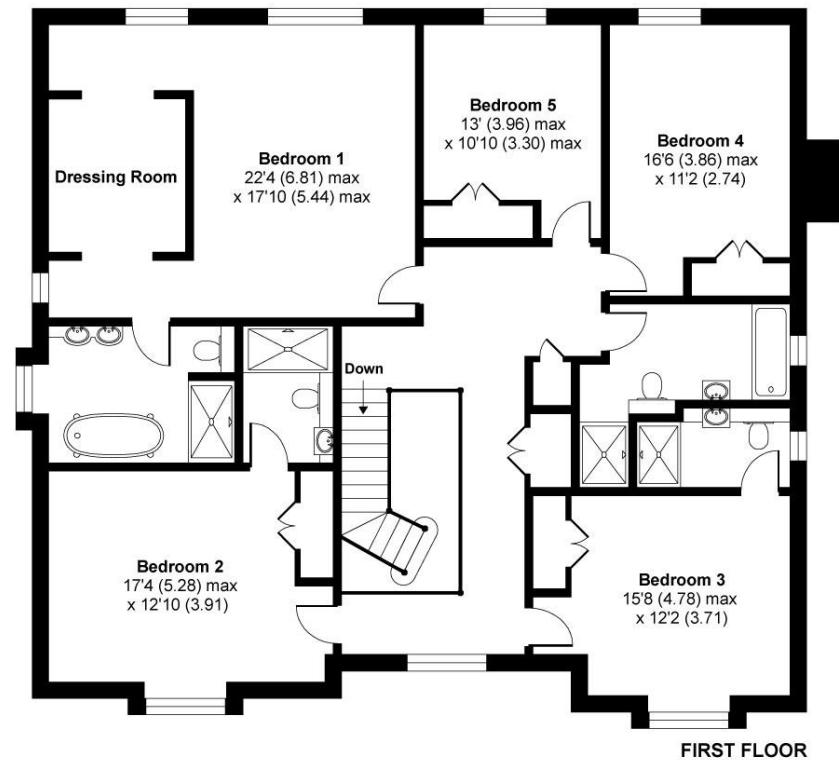
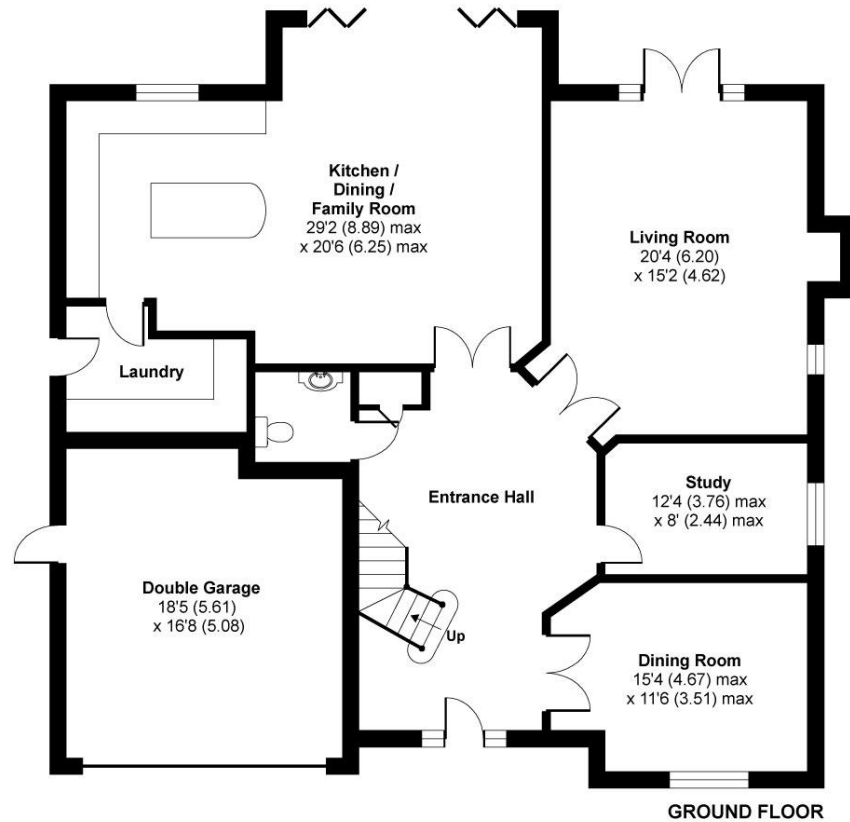


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# Lower Road, Fetcham, Leatherhead, KT22

APPROX. GROSS INTERNAL FLOOR AREA 3635 SQ FT 337.6 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. This floor plan was constructed using measurements provided to Niche Communications by a third party.