



**1 Tyrrells Close to the Rear of 77-79 Lower Road, Fetcham, Surrey. KT22 9FG**

**£875,000 Freehold**



# 1 Tyrrells Close (Plot 5) to the rear of 77-79 Lower Road, Fetcham KT22 9FG

- Brand New Detached Bungalow
- 10 Year NHBC Warranty
- Reception Hall & Guest Cloakroom
- Open plan Kitchen/Family/Dining Room - Vaulted Ceiling
- Laundry Room
- Gardens
- Double aspect Living Room
- Master Bedroom with En Suite Dressing Room & Shower Room
- Two Further Bedrooms & Family Bathroom
- Garage
- Council Tax Band tba & EPC Rating B



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## The Property

This brand-new detached bungalow is set within a small private cul-de-sac in this sought after area of Fetcham.

The development has been completed by Biles & Co. Estates Ltd. who are an established local developer and whom are well known for their high quality finished homes. This property features all of the essential comforts for modern living and offers an energy efficiency EPC rating of B (86). As should be expected of a new build, there is an efficient wet underfloor heating system whilst domestic electricity 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 an entrance hall (with coats cupboard), guest cloakroom and double aspect living room with square bay window. Designed as the 'hub of the home' is a superb open plan kitchen/family/dining room which includes a vaulted ceiling with bifold doors, a quality kitchen including an island unit with composite working surface with quality integrated appliances. The bedroom accommodation includes a master bedroom suite with a walk-in dressing room and en suite shower room whilst the two remaining double bedrooms both have built in wardrobes and are served by a family bathroom which incorporates a bath and separate shower cubicle.

The gardens are attractively landscaped, being laid to lawn and edged with shrubs. The rear garden is enclosed with panel fencing and there is gated side access.

The garage has a remote controlled up and over door with side pedestrian door.



## 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.

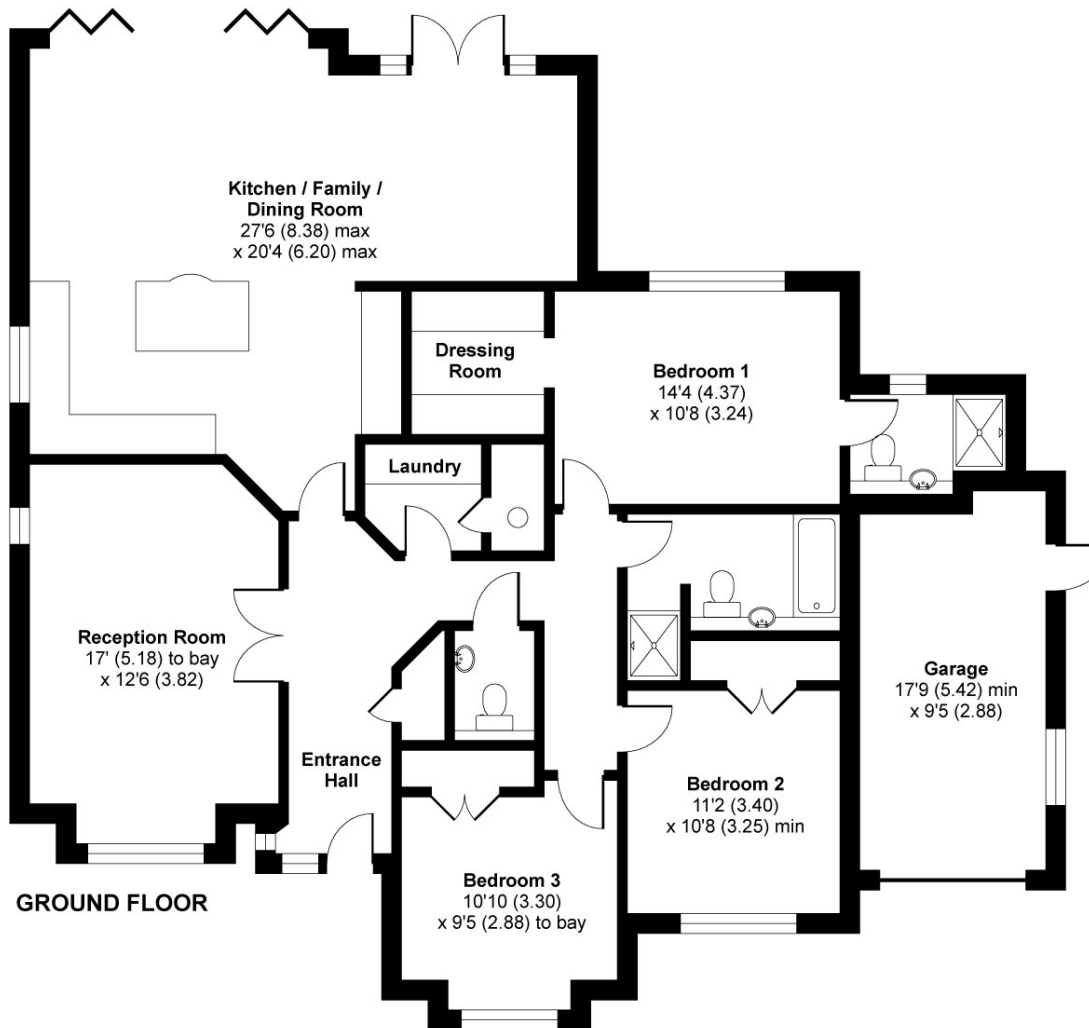
There is a wide range of private and state schools in the area serving all ages.

PGL3395 200618



# Lower Road, Fetcham, Leatherhead, KT22

APPROX. GROSS INTERNAL FLOOR AREA 1794 SQ FT 166.6 SQ METRES



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.

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