



7 Maplehurst, Fetcham, Surrey, KT22 9NB

Asking Price £1,150,000



- SUPERBLY PRESENTED THROUGHOUT
- 4 BEDROOMS
- 3 BATHROOMS
- SECLUDED REAR GARDEN
- DOUBLE GARAGE

- LARGE KITCHEN FAMILY EXTENSION
- 2 SEPARATE RECEPTION ROOMS
- CUL-DE-SAC LOCATION
- DRIVEWAY & ELECTRIC CHARGING POINT
- WALK TO LOCAL SCHOOLS

Description

This detached 4 bed family home is tucked away at the end of a cul-de-sac and has been extended by the current owners to offer spacious accommodation which is immaculately presented throughout.

As you walk through the front door you are welcomed into a bright entrance hall with engineered oak flooring and a downstairs wc and understairs coats cupboard off. There is a bright living room with feature bay window and a fireplace with a gel fire. The second reception room is dual aspect and currently used as a study with built in furniture and desks. The impressive kitchen dining family room is the heart of the home and features underfloor heating, two sets of bifold doors, bifold windows and two sky lanterns with electric openers. The well equipped kitchen offers a range of Siemens ovens and warming drawers, Quooker boiling water tap, integrated dishwasher, induction hob and wine cooler. There is a separate utility room with integrated washer dryer, integrated fridge freezer and a door to outside.

Off the first floor landing is the family bathroom, a double airing cupboard and access to the loft space, which is lit and partly boarded. The main bedroom features two double built in wardrobes and an ensuite bathroom. There are three further good sized bedrooms, all which feature built in wardrobes, with the second also benefiting from an ensuite cloakroom.

To the front of the property is ample driveway parking for five vehicles, an electric car charging point and a double garage with electric roller door. Gated side access leads to the beautiful, secluded rear garden which wraps around two sides of the house. There is a raised deck seating area with far reaching views, a large Indian sandstone patio, lawn, flower bed borders and screening hedges. There is a garden shed tucked away to the other side of the house.

Situation

The property is tucked away in a quiet cul-de-sac location on the Bookham / Fetcham border. Midway between Bookham and Fetcham Villages both villages offer a wide range of shops and amenities including bakeries, gift shops, barbers, hairdressers, a veterinary practice, greengrocers, a post office, small supermarkets and several delicatessens, restaurants and coffee shops.

Surrounded by miles of open, accessible countryside for walking and cycling at Norbury Park, Bocketts Farm, Ranmore and Polesden Lacey this family home could not be better located. There are also leisure facilities at Leatherhead Leisure Centre, Nuffield Health Club and numerous golf clubs including the RAC Epsom.

Bookham and Leatherhead stations are within two miles and offer frequent services to London. You are also within easy reach of the A3 and M25 and ideally is located halfway between both Gatwick and Heathrow airports.

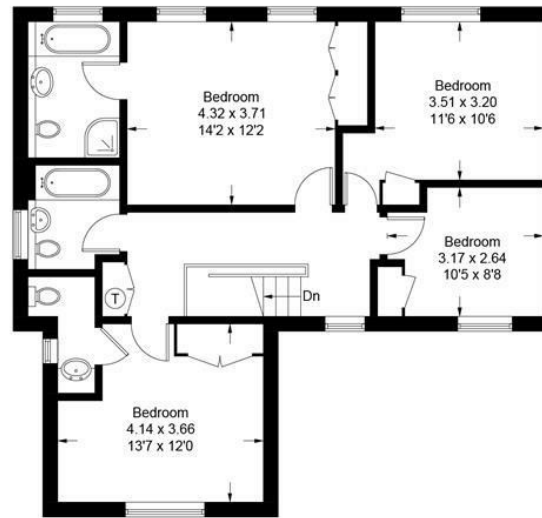
Tenure	Freehold
EPC	C
Council Tax Band	G



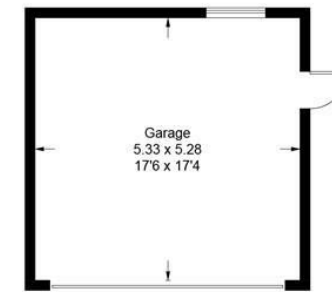
Approximate Gross Internal Area = 197.2 sq m / 2123 sq ft
Garage = 28.3 sq m / 305 sq ft
Total = 225.5 sq m / 2428 sq ft



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. (ID961217)
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