



12 Revell Drive, Fetcham, Surrey, KT22 9PS

Offers In Excess Of £640,000



- LINK DETACHED BUNGALOW
- QUIET RESIDENTIAL ROAD
- KITCHEN DINING ROOM
- DRIVEWAY PARKING & GARAGE
- EASY REACH OF LOCAL SHOPS & COMMON
- 3 BEDROOMS
- DUAL ASPECT LIVING ROOM
- 82' REAR GARDEN
- SCOPE TO MODERNISE
- NO ONWARD CHAIN

Description

This spacious three bedroom link-detached bungalow is located in a quiet residential road within easy reach of local village shops in Fetcham and in an ideal position for Bookham common. Conveniently for the purchaser the property is offered for sale with no onward chain.

The front door opens onto a welcoming entrance hall which leads to a good sized double aspect living room with patio doors that overlook the garden to the rear. There is an open plan kitchen dining room also overlooking the garden. The kitchen is fitted to comprise a range of worktop surfaces with floor and wall mounted cupboards, a single oven and integrated fridge freezer.

There are three good sized bedrooms with the principal bedroom benefiting from a range of built in wardrobes. There is a bathroom and a separate wc.

To the front of the property is a long driveway leading to the single garage, with electric up and over door, power and light. Side access leads to the secluded rear garden which extends approximately 82' and features a patio adjoining the rear of the property, lawn and well established shrub borders. There is also a brick built garden room to the side of the property.

Situation

Situated in a quiet cul de sac, the property is a leisurely walk to the local newsagents shop, approximately a mile to Fetcham Village and just over a mile to Bookham Village.

Just around the corner are the Spring Grove ponds while a few minutes' walk in the other direction will take you straight onto Bookham Common. The National Trust owned land is great for walkers, cyclists and riders alike.

Both Fetcham and Bookham villages offer a wide range of independent retailers and amenities whilst Leatherhead town centre, with its more extensive range of shops and restaurants, is located 2.5 miles away and offers a main line station with services to London. Bookham station is 2.2 miles.

You are also within easy reach of the A3 and M25 and ideally located halfway between both Gatwick and Heathrow airports.

Within the locality there are a number of excellent local schools both private and state funded.

Tenure

Freehold

EPC

E

Council Tax Band

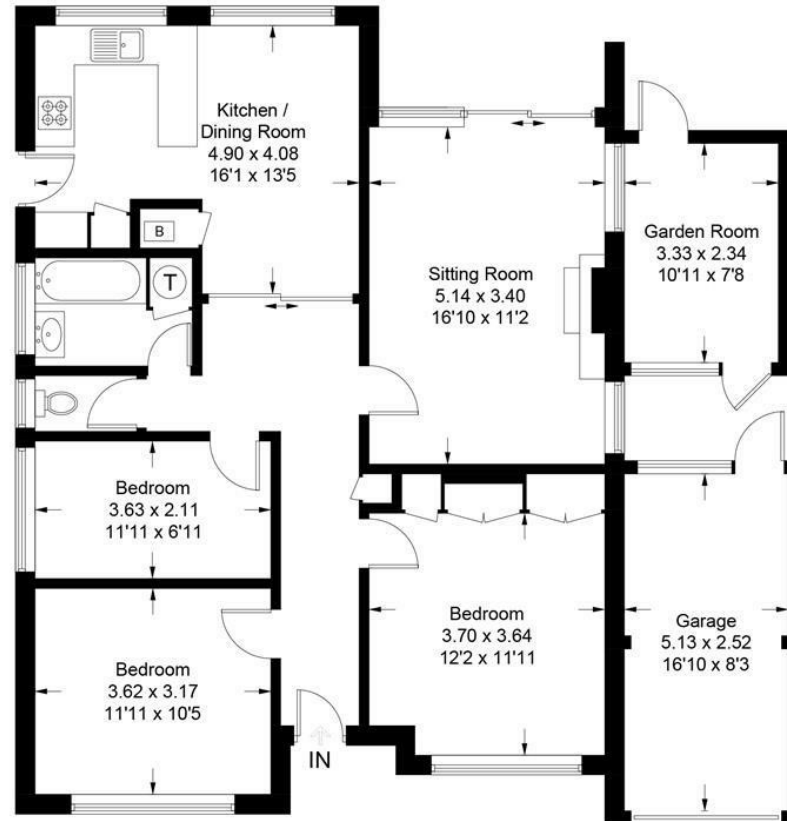
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Other Information

Gas fired warm air heating



Approximate Gross Internal Area = 92.9 sq m / 1000 sq ft
Garage / Garden Room = 20.7 sq m / 223 sq ft
Total = 113.6 sq m / 1223 sq ft



Ground Floor

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. (ID1047543)
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