



14 Highfields, Fetcham, Surrey, KT22 9XA

Asking Price £849,950



- SUPERB FOUR BEDROOM FAMILY HOUSE
- FITTED KITCHEN/BREAKFAST ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- REAR GARDEN WITH SOUTH WESTERLY ASPECT
- CONVENIENT FOR NORBURY PARK
- TWO RECEPTIONS ROOMS
- DOWNSTAIRS CLOAKROOM
- IN/OUT DRIVEWAY & DETACHED DOUBLE GARAGE
- EASY ACCESS FOR LOCAL SCHOOLS & SHOPS
- NO ON-GOING CHAIN

## Description

Situated in a popular residential road is this four bedroom detached family house having been in the same ownership for some 40 years and conveniently located for excellent schools, shops and Norbury Park nearby. The property benefits from an en-suite to the master bedroom, a kitchen/breakfast room and a detached double garage.

The front door opens onto a welcoming entrance hall with a cloaks cupboard, separate w.c and an under stairs cupboard. The sitting room provides plenty of space for guests and leads to the dining room with ample space for table and chairs along with sliding doors onto the garden. The kitchen/breakfast room offers plenty of worktops, cupboard storage, integrated and freestanding appliances. Access also leads onto the garden.

The first floor landing features an access to roofspace and a useful airing cupboard. The principal bedroom boasts fitted wardrobes and its own en-suite shower room. Three further bedrooms (two of which are doubles) are served by a family bathroom suite.

Outside the property is approached by an in/out pea shingle driveway leading to a detached double garage with an electric up and over door. Gated access leads onto a delightful rear garden, laid to lawn with screen hedging to the rear and a sunny South Westerly aspect.



## Situation

Situated approximately midway between Fetcham and Bookham with Fetcham village shops being approx 1.2 miles away and Bookham village shops being just 1.2 miles. Both villages offering a good range of independent retailers and amenities together with popular local schools.

A wide selection of recreational facilities are available in the area such as Norbury Park, Polesden Lacey and Bookham Common.

Nearby recreational facilities include the Beaverbrook Estate nestled in the Surrey Hills, the private members Nuffield Health Club in central Leatherhead and a wide range of golf clubs including Effingham Golf Club, Tyrells Wood Golf Club at Leatherhead and the RAC Country Club at Epsom.

The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports. Leatherhead town centre is located 2.1 miles away and offers a more comprehensive range of shops and a main line station with frequent rail services to London/Guildford.

## Tenure

Freehold

## EPC

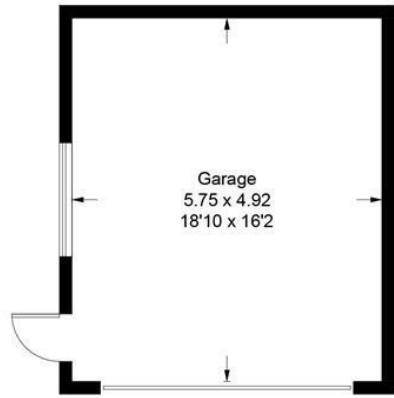
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## Council Tax Band

G

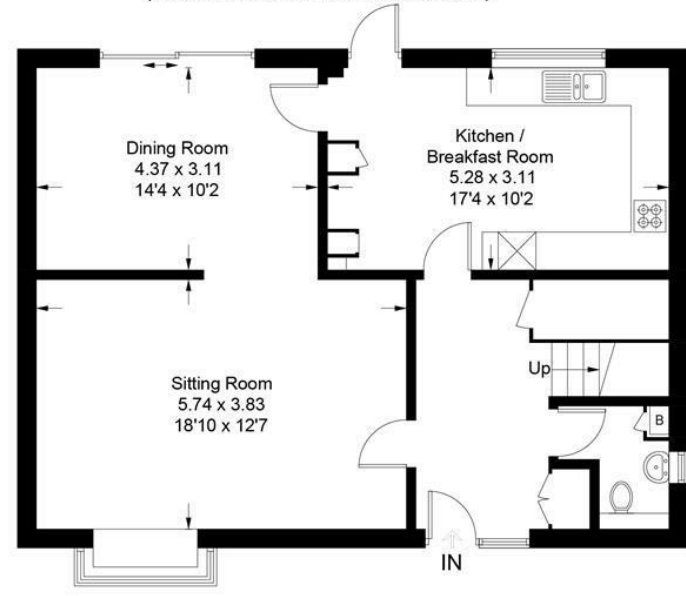
## Residents Association Charge

£90 per annum

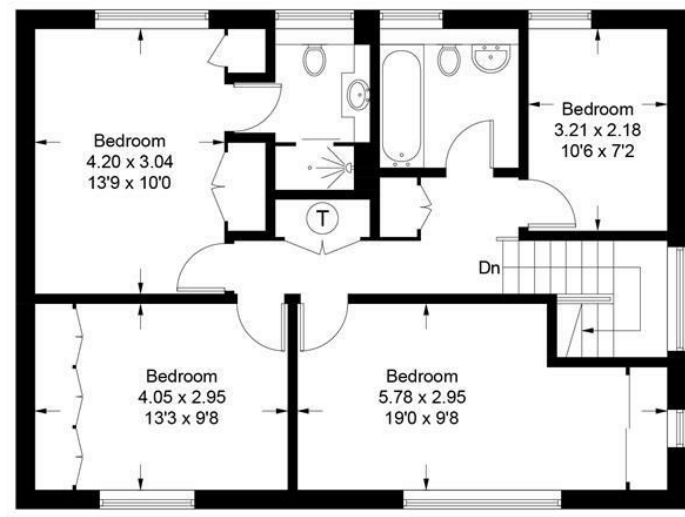


(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 146.7 sq m / 1579 sq ft  
 Garage = 28.2 sq m / 303 sq ft  
 Total = 174.9 sq m / 1882 sq ft



**Ground Floor**



**First 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. (ID1063166)  
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