



1 Willow Vale, Fetcham, Surrey, KT22 9TE

Asking Price £699,950



- 4 BEDROOM DETACHED HOME
- EXTENSIVE FLEXIBLE FAMILY ACCOMMODATION
- LARGE CONSERVATORY
- 90' REAR GARDEN
- CATCHMENT FOR POPULAR LOCAL SCHOOLS
- CUL-DE-SAC LOCATION
- 2 RECEPTION AREAS
- 2 BATHROOMS
- DRIVEWAY PARKING & GARAGE
- NO ONWARD CHAIN

Description

Situated in a peaceful cul-de-sac this detached chalet offers an exceptional opportunity for family living. With four well-proportioned bedrooms, this property provides ample space for both relaxation and privacy. The property is offered with NO ONWARD CHAIN.

As you open the front door you are welcomed into a spacious entrance hall with doors leading to the bright living room and dining area. Along with a large conservatory the reception rooms all flow allowing the perfect space for entertaining guests or enjoying quiet family evenings. There is a kitchen breakfast room with fitted units and space for appliances.

On the ground floor there are two double bedrooms and a family bathroom. The first floor also offers two bedrooms and a family bathroom.

To the front of the property is driveway parking leading to the garage and a EV charging point. Gated side access leads to the 90' rear garden which presents a wonderful outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the space.

Situation

Situated in a quiet cul-de-sac midway between Bookham and Fetcham the property is within walking distance of Bookham Commons.

Both Fetcham and Bookham villages offer a wide range of shops and amenities whilst Leatherhead town centre, with its more extensive range of shops and restaurants offers a main line station with services to London.

Within the locality there are a number of excellent local schools both private and state funded. Eastwick Schools, The Great Bookham School, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary is within easy reach.

Tenure

Freehold

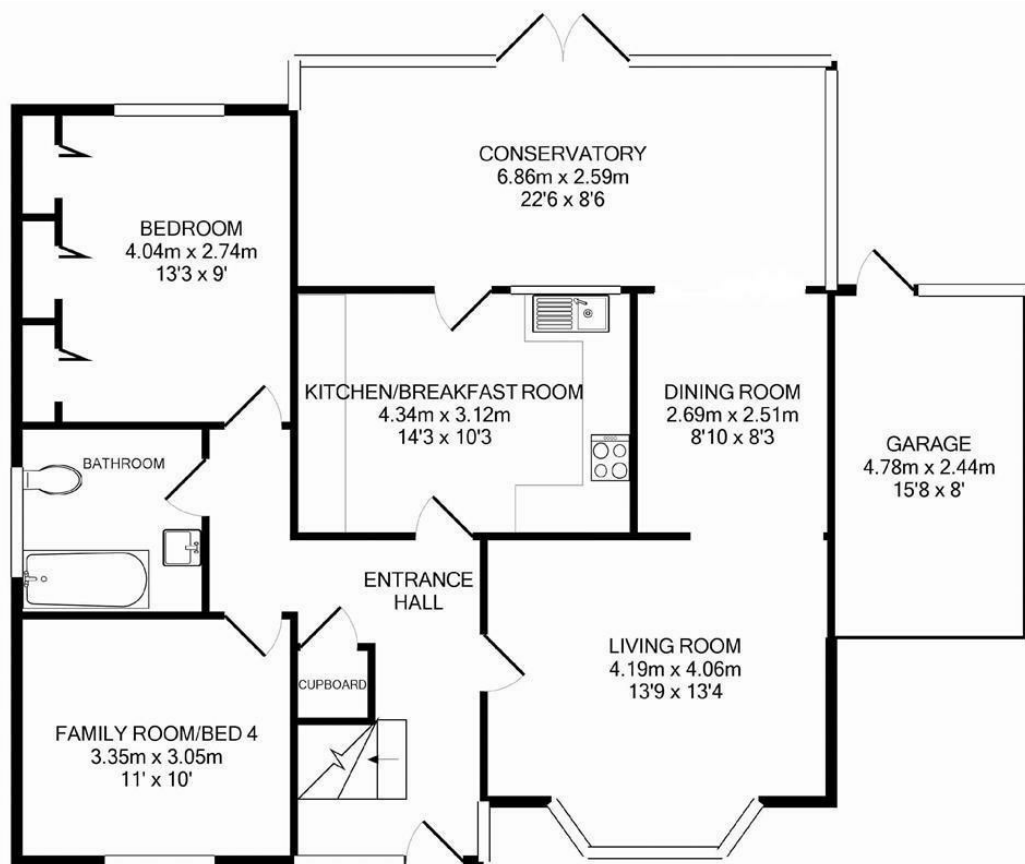
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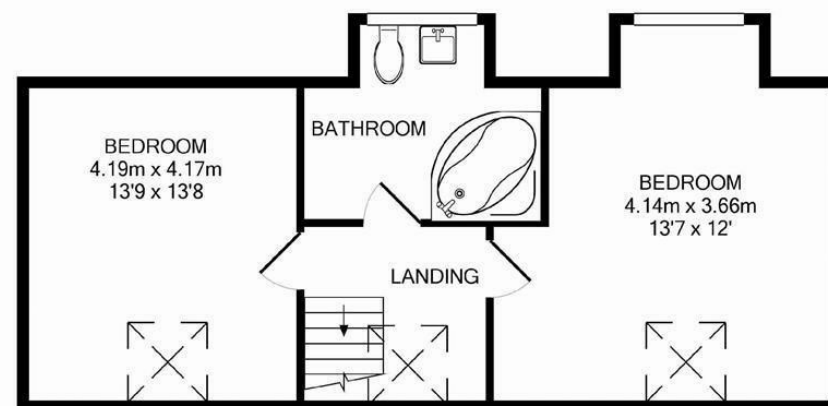
Council Tax Band

F





Ground Floor
Approx. Floor
Area 111.3 Sq.M.
(1199 Sq.Ft.)



1st Floor
Approx. Floor
Area 45.2 Sq.M.
(486 Sq.Ft.)

Total Approx. Floor Area 156.5 Sq.M. (1685 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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