



8 Penrose Road, Fetcham, Surrey, KT22 9QA

Price Guide £635,000





- SUPERB SEMI DETACHED FAMILY HOME
- THREE GOOD SIZE BEDROOMS
- SITTING ROOM WITH LOG BURNER
- DRIVEWAY PARKING & GARAGE
- WALK TO PRIMARY SCHOOLS
- FURTHER POTENTIAL TO EXTEND (STPP)
- SUPERB KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS CLOAKROOM & UTILITY
- 94' REAR GARDEN WITH SW ASPECT
- WALK TO VILLAGE SHOPS & AMENITIES

## Description

This superb extended three bedroom semi detached family home features a sociable open plan kitchen breakfast room, 94' garden (mean) and garage along with the further potential to extend (STPP) to create an ideal modern living environment. Conveniently the property is also within walking distance highly sought after primary schools and local village shops nearby.

The front door opens onto an inviting entrance hall and leads through to the sitting room with plantation blinds to the front and space for relaxed seating in front of a cosy inset wood burning stove. Access leads direct onto a fabulous kitchen/breakfast room with a vaulted ceiling and Velux windows for natural light. Integrated appliances feature within a well designed kitchen with ample cupboard storage and worktops spaces. Plenty of room is available for a breakfast table and doors lead onto the garden. A handy cloakroom and utility area also feature.

On the first floor three good sized bedrooms are served by a family bathroom suite.

Outside the front of the property, driveway parking leads to a detached garage and gated side access opens onto a beautiful garden with a sunny south westerly aspect extending to a average depth of 94'.

## Situation

Situated in a popular road the property is a leisurely walk to the local newsagents shop, under a 10 minute walk to Fetcham Village shops 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 shops 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.

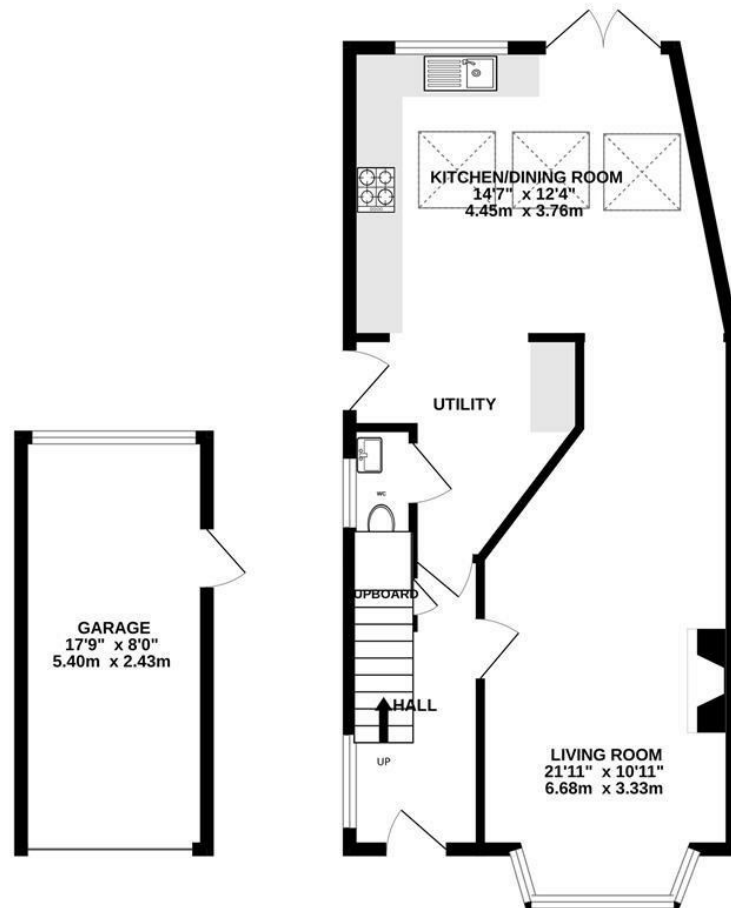
Within the locality there are a number of excellent local schools both private and state funded. Fetcham Village Infants, Oakfield County Junior School and the Eastwick Schools are all within walking distance are, with the Howard of Effingham Secondary School and St Teresa's Preparatory School situated in the neighbouring village of Effingham.

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

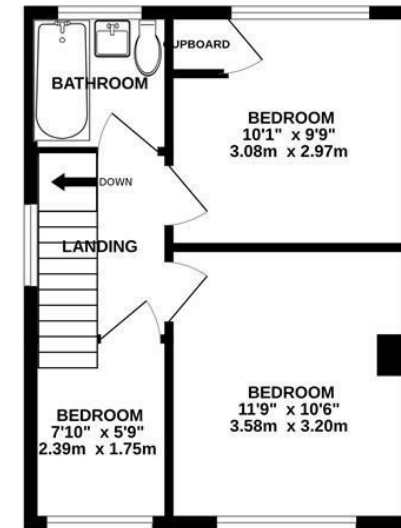
<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	E



GROUND FLOOR  
701 sq.ft. (65.1 sq.m.) approx.



1ST FLOOR  
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 1059 sq.ft. (98.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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