



1 Appletree Close, Fetcham, Surrey, KT22 9PL

Price Guide £900,000



- SUPERB THREE BEDROOM DETACHED BUNGALOW
- KITCHEN/BREAKFAST ROOM INTO CONSEVATORY
- USEFUL SEPARATE UTILITY ROOM
- AMPLE DRIVEWAY PARKING
- EASY ACCESS FOR LOCAL SHOPS & AMENITIES
- SITTING ROOM OVERLOOKING THE GARDEN
- TWO EN-SUITE BATHROOMS
- SUNNY SOUTH-WESTERLY ASPECT GARDEN
- CUL-DE-SAC LOCATION
- CONVENIENT FOR STATION & OPEN COUNTRYSIDE

Description

Situated in a pleasant cul-de-sac location is this impressive detached bungalow offered for sale and conveniently located within easy reach of local village shops and amenities nearby. The property offers thoughtfully well designed accommodation throughout including two bathroom suites and a superb kitchen opening into a conservatory.

The front door opens onto the entrance hall and leads to the sitting room with a feature fireplace and plenty of room for relaxed seating overlooking the rear garden with double doors. The kitchen boasts ample worktops for preparation, a good range of fitted cupboards, integrated appliances and opens into a delightful conservatory backing onto the garden. The reception space is complemented by a dining room and furthermore there is a useful utility room.

The principle bedroom benefits from fitted wardrobes and an en-suite. Guest bedroom two also features fitted wardrobes and an en-suite. There is also a further bedroom, currently used as a snug/family room.

Outside the property is approached by a driveway providing ample parking for a number of cars. Gated side access leads through to a lovely landscaped rear garden, mainly laid to lawn with a sunny south westerly aspect.

Situation

Situated in a private cul-de-sac just under a mile (0.8 miles) to Bookham Village shops and amenities. 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 which can also be found at Norbury Park and Polesden Lacey nearby.

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. The property is also on the 479 bus route.

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 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.

Tenure

Freehold

EPC

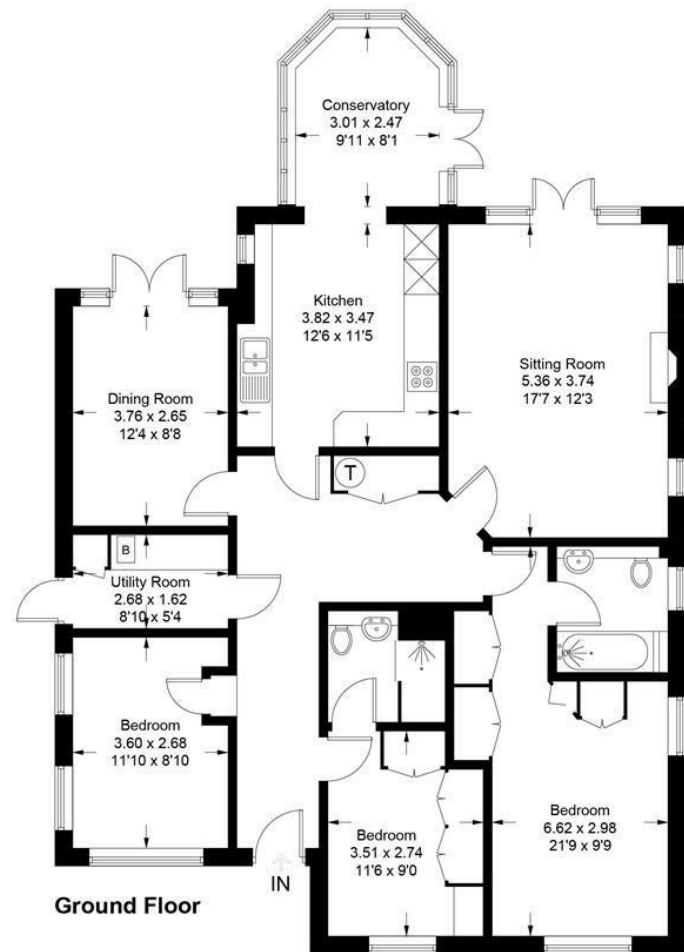
D

Council Tax Band

G



Approximate Gross Internal Area = 121.0 sq m / 1302 sq ft



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. (ID1209885)

43 High Street, Bookham, Surrey, KT23 4AD
Tel: 01372 452207 **Email:** bookham@patrickgardner.com
www.patrickgardner.com

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