



2 The Oaks, Fetcham, Surrey, KT22 9PP

Asking Price £899,950



- DETACHED BUNGALOW
- TWO FURTHER BEDROOMS
- LIVING ROOM & DINING ROOM
- SINGLE GARAGE
- DRIVEWAY PARKING

- PRINCIPAL BEDROOM WITH EN-SUITE
- FAMILY BATHROOM
- KITCHEN/BREAKFAST ROOM & UTILITY ROOM
- SECLUDED GARDEN
- NO ONWARD CHAIN

Description

This immaculate three-bedroom detached bungalow is set within a gated cul-de-sac, offering generous single-level living, beautifully balanced accommodation, and a private south-westerly garden.

The wide entrance hall forms a central spine to the layout, immediately giving the sense of scale that runs throughout. At the rear, the living spaces open onto the garden, creating a seamless flow. The sitting room is a standout – a superbly proportioned room with a feature bay, ideal for larger furniture placements and entertaining. Adjacent sits a dedicated dining room with French doors that spill onto the terrace, connecting perfectly with the outdoors. The kitchen/breakfast room is equally generous, offering extensive cabinetry, ample work surfaces, and space for relaxed everyday dining.

The bedroom layout works effortlessly for downsizers or families. The principal bedroom has its own en-suite. Two further double bedrooms sit off the hallway, one ideally positioned for use as an office or guest suite if required. A modern family bathroom and a separate utility room support the practical side of daily living.

Outside, the property continues to impress. The wide frontage offers driveway parking and access to an integral garage. To the rear, the garden is mature, private, and neatly laid out with a broad patio for outdoor dining, framed by established planting and lawn.



Situation

Situated in a quiet gated cul-de-sac the property is a short leisurely walk to the local newsagents shop, under 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 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 Dawnay, 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

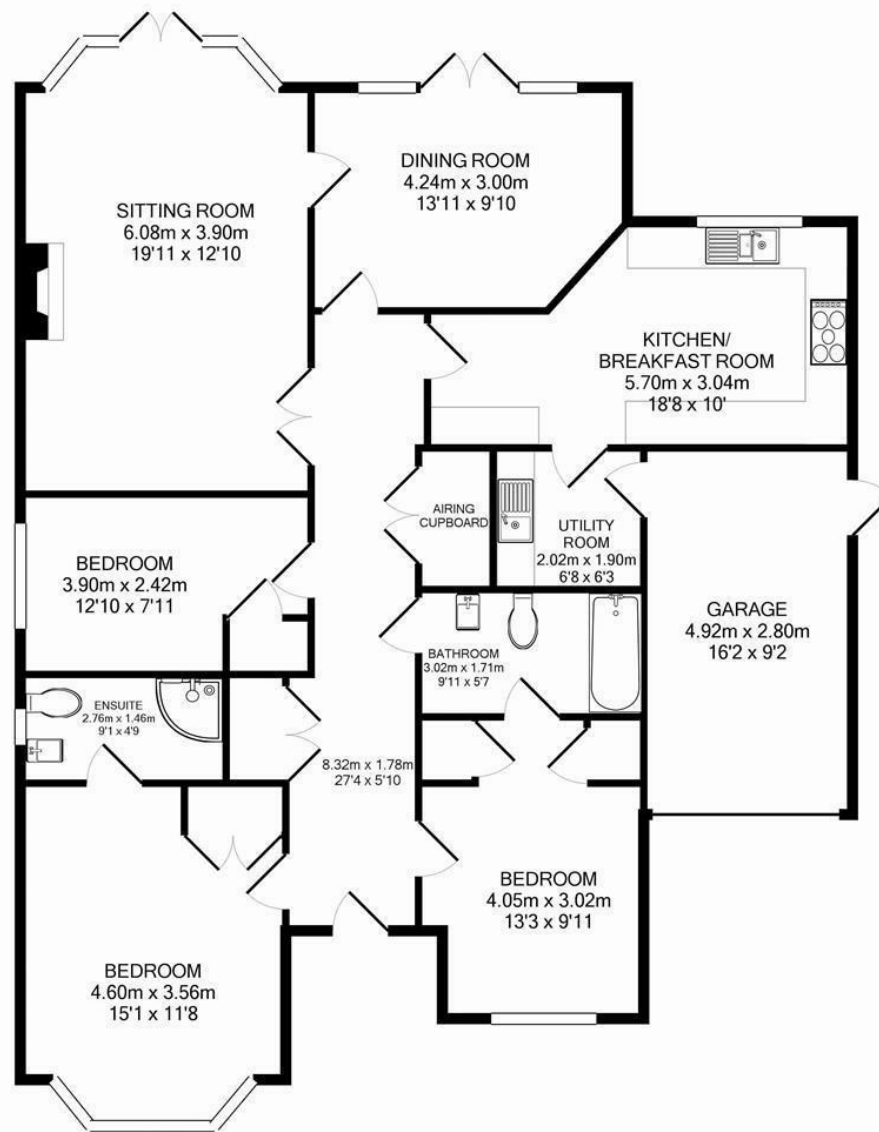
C

Council Tax Band

G

Residents Association

Approx £400 per annum to cover the electric gates, communal gardening & road insurance



Total Approx. Floor Area 129.8 Sq.M. (1397 Sq.Ft.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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