



**Oswald Close, Fetcham Leatherhead KT22 9UA**

**welcome to**

## **Oswald Close, Fetcham Leatherhead**

This beautiful home is conveniently situated within easy reach of Fetcham and mainline station; commuting and every day conveniences are easily accessible (including excellent travel links via the M25). Close to shops, eateries, bars and green spaces, plus the outstanding Howard of Effingham School.

Excellent presented to a high standard, the property comprises of a fabulous open plan bright spacious lounge, located to the front of the property. Directly from the lounge, you access the modern fitted kitchen comprising ample works surface space with wall and base units, integral oven and space for a fridge, freezer and washing machine. There is the added bonus of a storage cupboard.

The first floor has a spacious double bedroom, with a floor to ceiling double built in wardrobe, to the front of the home.

The family bathroom has a panelled bath with shower above, a wash hand basin and low level w.c.

Externally there is a secluded rear garden which has a feature patio, with raised garden and "cared for" flower beds. The front garden, with small stones and patio area and parking for one car. There is an external cupboard just outside the front door, offering additional storage.

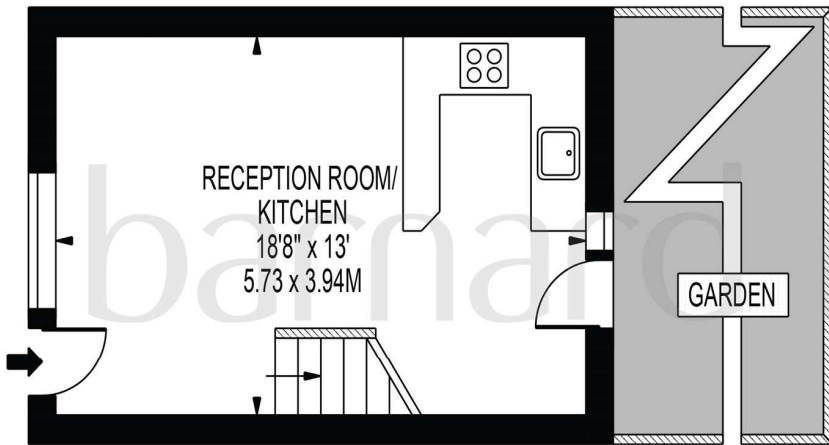
There is one allocated parking space to the front of the property.

A very pleasing house presented in very good condition. We would advise all prospective buyers to book an appointment to view as soon as possible.

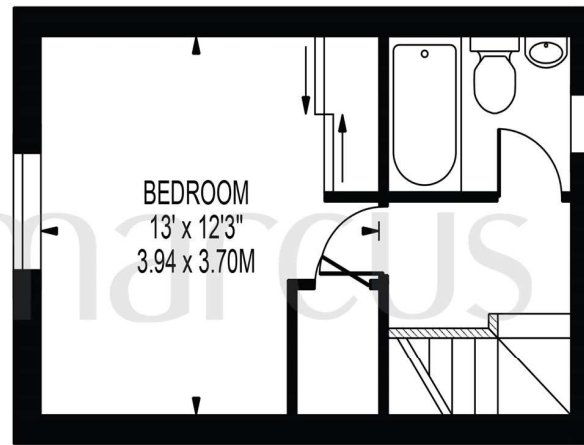


# OSWALD CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 487 SQ FT - 45.24 SQ M



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

## Oswald Close, Fetcham Leatherhead

- One bedroom mid terrace house
- One double bedroom
- Popular Location
- Allocated parking space
- Council Tax Band C

Tenure: Freehold EPC Rating: C

**£325,000**



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Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DRK101517 - 0006



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**01306 882148**



[dorking@barnardmarcus.co.uk](mailto:dorking@barnardmarcus.co.uk)



238 High Street, DORKING, Surrey, RH4 1QR



[barnardmarcus.co.uk](https://barnardmarcus.co.uk)