



HENSHAWS



7 River Walk, Fetcham, Surrey
KT22 9FF

£725,000 Freehold

Directions

From our office in Bookham proceed to the bottom of the high street turning right onto the Lower Road. Continue along until you come to the first roundabout taking the 1st exit into Bell Lane and at the next junction turn left onto The Street taking the 4th exit into River lane and then 3rd right into River Walk whereby number 7 can then be found towards the back of the development on the left hand side.

Local Authority

Mole Valley District Council Tel: 01306 885001
Council Tax Band: E



Approximate Gross Internal Area 1470 sq ft – 137 sq m
Ground Floor Area 646 sq ft – 60 sq m
First Floor Area 646 sq ft – 60 sq m
Outbuilding Area 178 sq ft – 17 sq m



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		85 B	94 A

Ref: 04.24.4010

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Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

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A superbly appointed 3 bedroom semi detached house situated in a beautiful and quiet private cul de sac within easy reach of Fetcham village centre.

THE PROPERTY

Originally constructed in 2018 this highly desirable residence provides a light, bright and airy feel as well as a sense of space as you enter the property. On the ground floor there is a generous size kitchen and dining space benefitting from ample natural light and is designed to give a modern feel with a good amount of quartz work tops. The hallway leads to a particularly generous modern living room and dining room with lovely woodland views and French doors opening out onto a large sandstone patio area perfect for alfresco dining. The remaining garden is extensively laid to lawn and also benefitting from a detached home office / gym with full power and light. In total the gardens extends to 59.5ft x 27ft (18.1m x 8.2m). On the first floor the master bedroom is spacious and benefits from a dressing area and an ensuite shower room. There are two additional double bedrooms a family bathroom and a cloakroom on the ground floor.



SITUATION

The property is nestled down a sought after country lane leading to open fields but also providing a sense of space and privacy in a green meadow setting. Fetcham village centre is within easy reach offering a good range of local amenities while surrounding the area are some of Surrey's finest countryside. The location is perfect for commuters with frequent trains (South West, Southern) from Leatherhead to central London (Victoria, Waterloo and London Bridge) in 47 mins and being close to the M25. The location also benefits from a number of outstanding state and independent schools as well as being close in proximity to numerous Surrey attractions (Bocketts Farm, Denbies Wine Estate, Box Hill, Norbury Park, Painshill Park, Beaverbrook Hotel and Spa).

