



3 Highfields, Fetcham, Surrey, KT22 9XA

£999,950 Freehold

Directions

From our office in Great Bookham proceed to the top of the High Street turning left onto the A246 Guildford/Leatherhead Road. Continue along until you come to the first set of traffic lights, turning left onto Eastwick Road and then first right into Keswick Road. Continue along taking the 5th turning on your right hand side into Highfields and number 3 can be found on your left hand side.

Local Authority

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

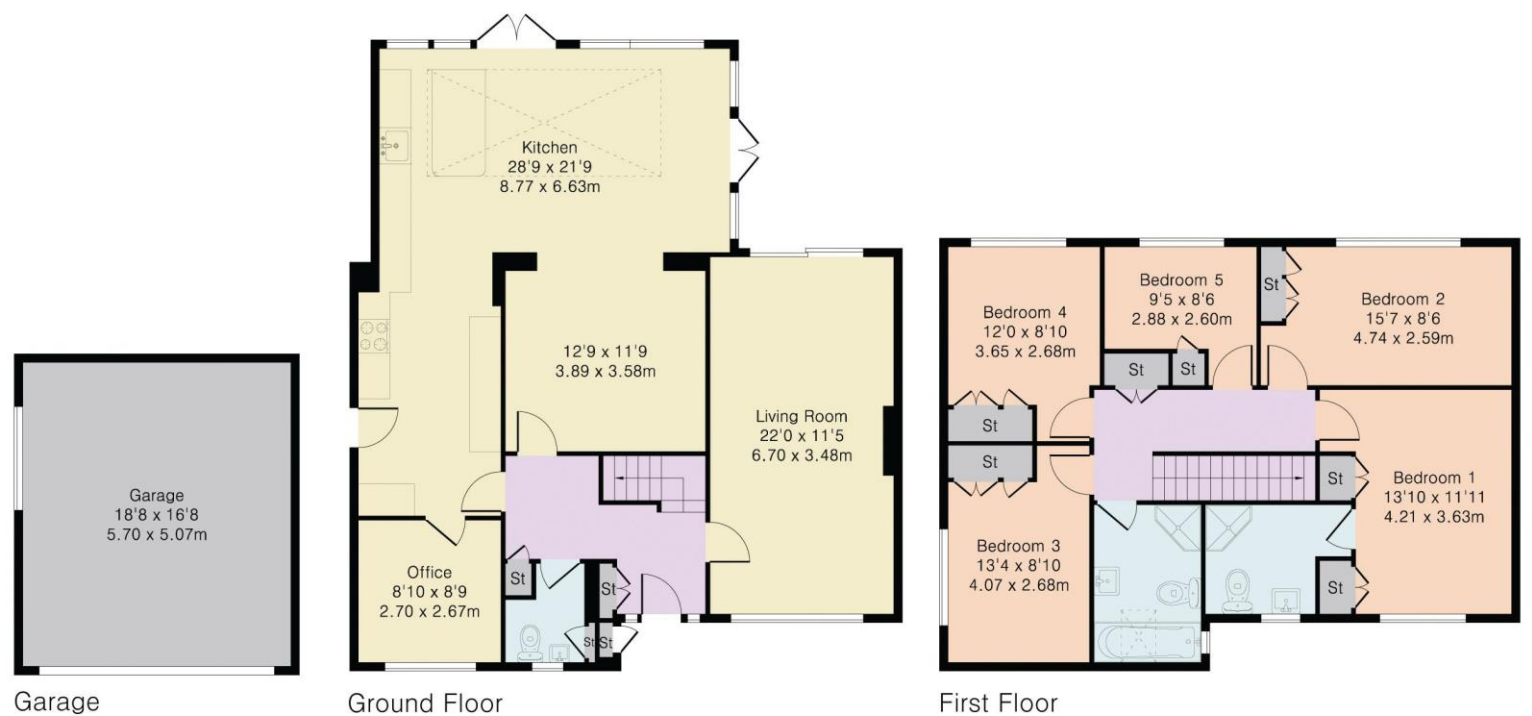


Approximate Gross Internal Area 2204 sq ft – 205 sq m

Ground Floor Area 1056 sq ft – 98 sq m

First Floor Area 837 sq ft – 78 sq m

Garage Area 311 sq ft – 29 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		
		87 B	90 B

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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 5 bedroom detached house offering a delightful rear garden and situated in a highly regarded cul de sac location within easy reach of Bookham village centre.

THE PROPERTY

Originally constructed in the 1980s this charming home has been extended and considerably enhanced by the current owners enabling the property to now benefit from light, bright and contemporary accommodation. On the ground floor this consists of a cloakroom, spacious dual aspect living room and a separate study. The heart of the home can be found with open plan kitchen/dining/family area with the former providing an excellent range of matching eye and base level units, central island breakfast bar and dual aspect patio doors opening out on to the superb rear garden. To the first floor there are then 5 bedrooms, master with ensuite shower room in addition to the family bathroom. The property itself is approached via a pea shingle driveway giving a good amount of off street parking which in turn leads to a double garage. A particular feature of this desirable residence is the superb rear garden which provides a wide paved sun terrace with raised brick retaining wall leading up on to an excellent expanse of lawn screened to all sides via a profusion of well stocked flower and shrub beds together with mature trees. In total the garden extends to 44ft x 50ft (13.5m x 15.4m).



SITUATION

The property is located in a popular cul de sac approximately 1 mile from Bookham village centre which offers an excellent range of local amenities to include 2 supermarkets, doctors and dentist surgery, a library, a post office and a number of independent retailers. Bookham and Leatherhead stations are approximately 1 1/2 miles away and provides a commuter service to both London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving good motorway access to both Heathrow and Gatwick airports. Also within the area are excellent schools both within the state and private sectors catering for all age groups.

