



HENSHAWS



**66 Hilley Field Lane, Fetcham, Surrey,
KT22 9UU**

£725,000 Freehold

Directions

From our office in Great Bookham proceed to the bottom of the High Street turning right onto the Lower Road. Proceed along taking the 5th turning on your left hand side into Kennel Lane following the road around until this becomes Penrose Road, taking the 3rd turning on your left hand side into Hilly Field Lane. Number 66 can be found towards the back of the development on your right hand side.

Local Authority

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

Approximate Gross Internal Area 1446 sq ft – 134 sq m
Ground Floor Area 757 sq ft – 70 sq m
First Floor Area 595 sq ft – 55 sq m
Outbuilding Area 94 sq ft – 9 sq m



Bookham Office
Rayleigh House
32 High Street
Great Bookham
Tel: 01372 450255
Email: bookhamoffice@henshaws.net

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		
		71 C	63 B

Ref: 8/24/4076

www.henshaws.net

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.

**66 Hilley Field Lane, Fetcham, Surrey,
KT22 9UU**

An extremely well maintained 4 bedroom semi detached home offering delightful views from the front bedrooms over the surrounding area, an excellent size rear garden situated in a popular cul de sac location within easy reach of Fetcham Village centre.

THE PROPERTY

Originally constructed in the 1950's this popular style of home has subsequently been extended and modernised enabling the property to now benefit from a light, bright and contemporary feel as well as providing spacious and flexible accommodation. On the ground floor this consists of a cloakroom, front aspect living room, generous size study, plus a large kitchen/breakfast room providing an excellent range of eye and base level units together with ample wood block work surfaces and space for a large dining table. In addition there is also a further reception room and a separate utility. To the first floor there are 4 bedrooms, master with ensuite shower room and a family bathroom. The property itself is approached via its own driveway giving a good amount of off street parking. A particular feature of this lovely home is the delightful rear garden which incorporates a wide paved sun terrace leading onto a superb expanse of lawn screened to all sides via an abundance of well stocked flower and shrub beds together with mature trees providing excellent screening. In addition there is also a detached timber constructed garden shed and a greenhouse. In total the garden extends to 48ft x 37ft (14m x 11m).



SITUATION

The property is located in a popular cul de sac just over ¼ mile from Fetcham village centre which offers a good range of local amenities including a supermarket and a number of other independent retailers. A more comprehensive range of amenities can be found at Leatherhead town centre approximately 1 ¼ miles away. The M25 can be reached at junction 9 Leatherhead giving good motorway access to both Heathrow and Gatwick airports. Leatherhead train station provides a commuter service into London Waterloo and Victoria. Also close by are excellent schools both in the state and private sector.

