



108 Lower Road, Fetcham, Surrey,
KT22 9NG

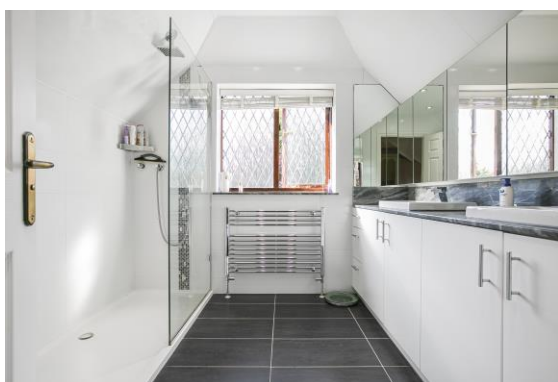
£1,199,950 Freehold

Directions

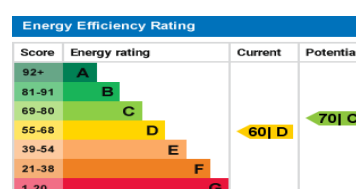
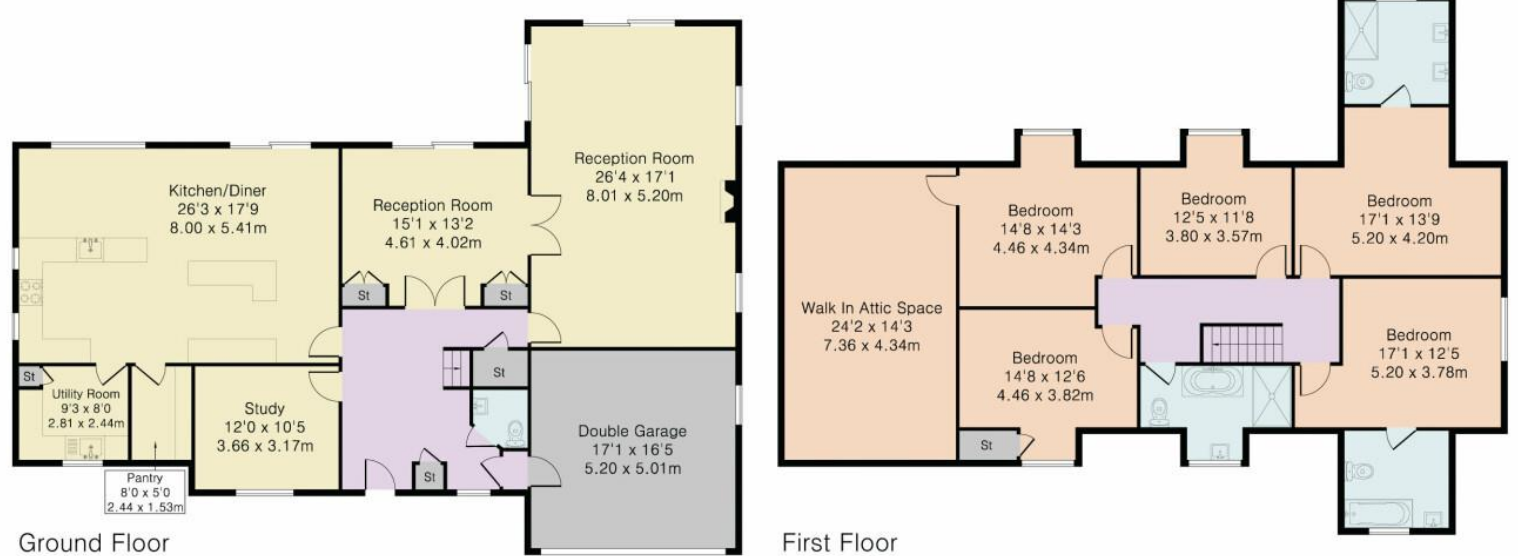
From our office in Great Bookham proceed to the bottom of the High Street turning right onto the Lower Road with number 108 to be found half way along on the left hand side.

Local Authority

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



Approximate Gross Internal Area 3397 sq ft – 315 sq m
Ground Floor Area 1856 sq ft – 172 sq m
First Floor Area 1541 sq ft – 143 sq m



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A beautifully appointed 5 bedroom detached home offering approximately 3,400sqft of accommodation with good potential to add further rooms within the existing footprint if so required subject to the usual planning consents.

THE PROPERTY

Originally constructed in 1926, this desirable residence has over a number of years been substantially extended, reconfigured and modernised enabling the property to now benefit from light, bright and contemporary accommodation as well as a spacious and flexible feel. On the ground floor this consists of a large and welcoming entrance hall, cloakroom, study, dual aspect living room, separate dining room, the heart of the home to be found in the open plan/kitchen dining room the former providing a comprehensive range of matching eye and base level units together with ample granite work surfaces, a central island unit and sliding patio doors opening out onto the delightful rear garden, separate utility room. To the first floor there are then 5 bedrooms, 2 with ensuite facilities in addition to the family bathroom. In our opinion there is also good potential to develop the walk in attic space into extra accommodation. The property itself is approached via a block paving driveway giving a good amount of off street parking which in turn leads to the integral double garage. The rear garden is a joy to behold offering 2 paved sun terraces leading onto an excellent expanse of lawn screened to all sides via a profusion of well stocked flower and shrub beds together with mature trees and hedging. In total the garden extends to 58ft x 74ft (17m x 22m).



SITUATION

The property is located approximately ½ mile from Bookham Village centre which offers an excellent range of local shops to include two small supermarkets, doctors and dentist surgeries, a library, a post office and a number of other independent retailers. Bookham train station is approximately 1 mile away and provides a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving good motorway access to both Heathrow and Gatwick airports. There are also excellent schools close by both in the state and private sector including the well renowned Howard of Effingham senior school.

