



1 Willow Vale, Fetcham, Surrey,

KT22 9TE

£729,950 Freehold

Directions

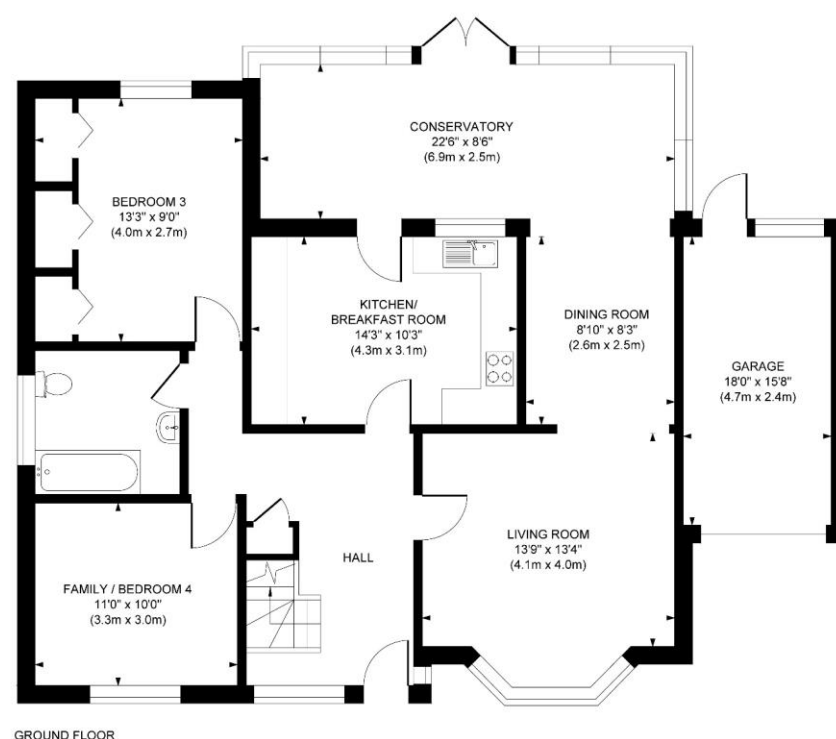
From our office in Bookham proceed to the bottom of the High Street turning right onto the Lower Road. Continue straight along taking the 3rd turning on your left into Eastwick Drive, 4th right into Meadow Way, 2nd right into Willow Vale and number 1 can be found on your left.

Local Authority

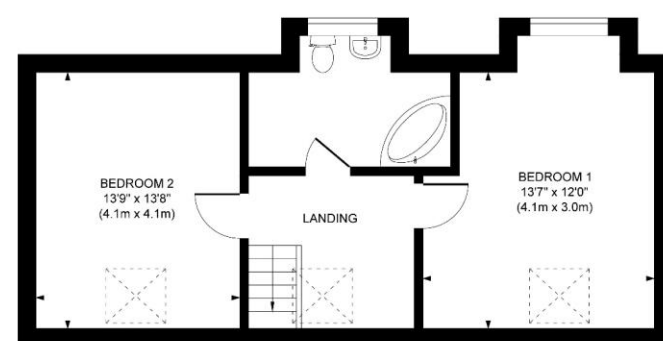
Mole Valley District Council Tel: 01306 885001
Council Tax Band: F



Approximate Gross Internal Area
Main House 1646 sq. ft / 152.95 sq. m
Garage 127 sq. ft / 11.84 sq. m
Total 1782 sq. ft / 165.52 sq. m

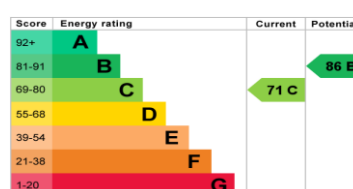


GROUND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



**1 Willow Vale, Fetcham, Surrey,
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A particularly spacious 4 bedroom detached chalet home offering an excellent size rear garden situated in a quiet cul de sac location. NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in the 1960s this popular style of home does in our opinion provide good flexibility of accommodation. On the ground floor this consists of a generous size lounge/dining room, kitchen providing a good range of matching eye and base level units, large conservatory enjoying a pleasant aspect overlooking the rear garden, two ground floor bedrooms and a family bathroom. To the first floor there are then two further bedrooms and a family bathroom. The property itself is approached via its own driveway giving some off street parking which in turn leads to an attached garage. In addition there is also an electric car charger. A particular feature of this desirable residence is the rear garden which offers an excellent expanse of lawn. In total the garden extends to 89.6ft x 49.6ft (27.3m x 15.1m).
N.B All pictures shown are prior to current rental.



SITUATION

The property is located in a popular cul de sac approximately 1 mile from Bookham High Street which offers an excellent range of local shops to include 2 small supermarkets, doctors and dentist surgery, a post office, a library and number other independent retailers. Bookham train station is just over ½ mile away and provides a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving good access to both Heathrow and Gatwick airports. Also within easy reach are excellent schools both within the state and private sector including Eastwick School and the Howard of Effingham senior school.

