



**11 Willow Vale, Fetcham, Surrey,
KT22 9TE**

£775,000 Freehold

Directions

From our office in Bookham proceed to the bottom of the High Street turning right onto the Lower Road. Continue along taking the 3rd turning on your left hand side into Eastwick Drive and then 5th turning on your right into Meadow Way and 2nd turning on your right into Willow Vale whereby number 11 can be found on your left hand side.

Local Authority

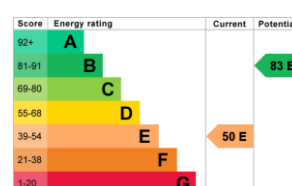
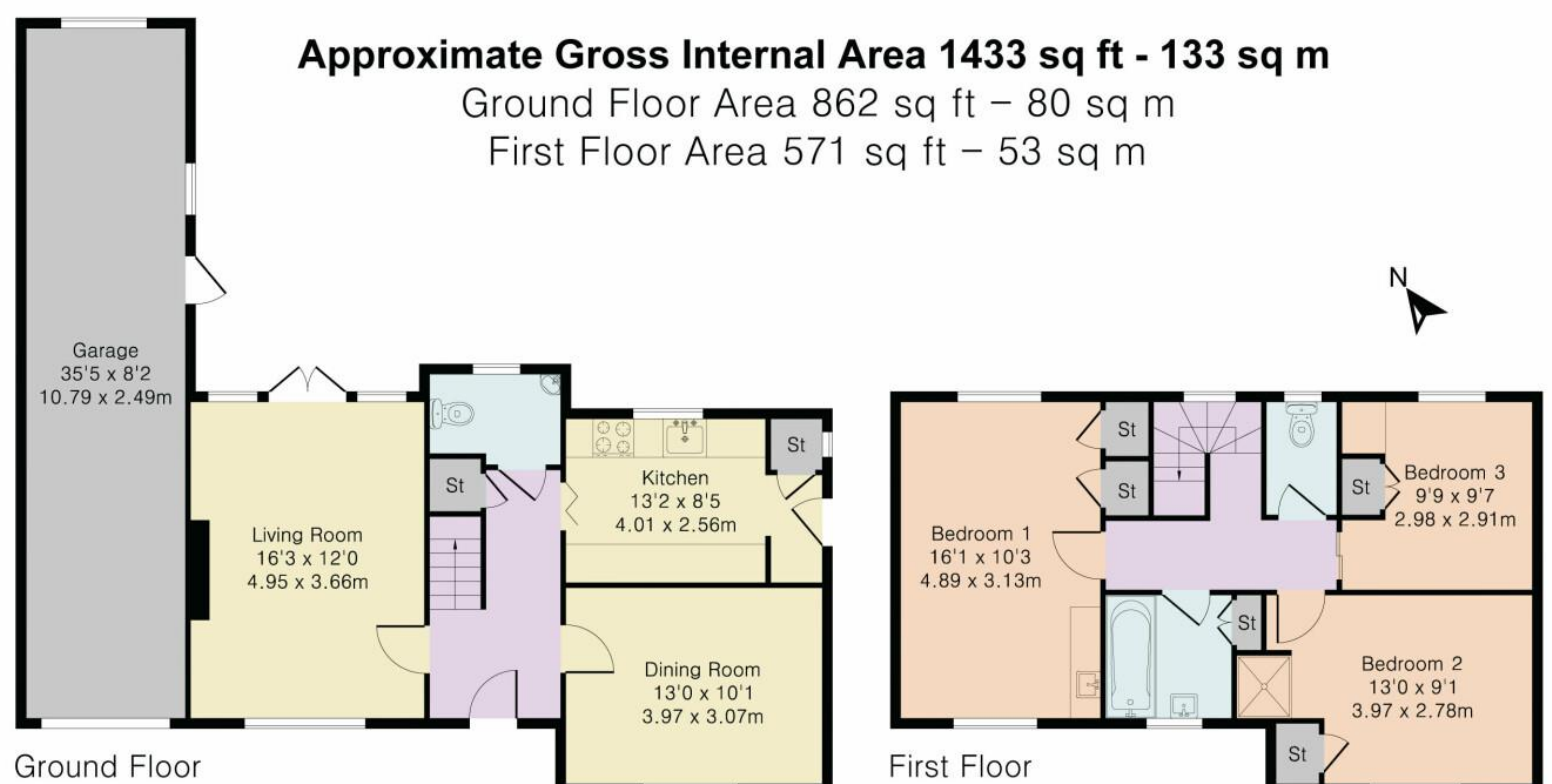
Mole Valley District Council Tel: 01306 885001
Council Tax Band: F



Approximate Gross Internal Area 1433 sq ft - 133 sq m

Ground Floor Area 862 sq ft – 80 sq m

First Floor Area 571 sq ft – 53 sq m



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A 3 bedroom detached home offering an excellent size rear garden situated in a popular cul de sac location. ‘NO ONWARD CHAIN’

THE PROPERTY

Originally constructed in the 1960s this popular style of home does in our opinion require a programme of updating and modernisation, however it also offers the incoming purchaser(s) the ideal opportunity to create a lovely family home. Currently the accommodation consists of a cloakroom, dual aspect lounge, separate dining room and kitchen with the latter offering a pleasant aspect overlooking the lovely rear garden. To the first floor there are then 3 bedrooms all with built-in wardrobes, a family bathroom and a separate wc. To the front there is then a good area of lawn, ample off street parking which in turn leads to an attached garage. A particular feature of the property is the superb rear garden which incorporates a sun terrace 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. In total the garden extends to 110ft x 47ft (35m x 14.5m).



SITUATION

The property is located approximately ¾ mile from Bookham High Street which offers an excellent range of local amenities to include two supermarkets, doctors and dentist surgery, a post office, a library and number of 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 the well renowned Howard of Effingham senior school.

