



**62 Orchard Close, Fetcham, Surrey,
KT22 9JB**

£695,000 Freehold

Directions

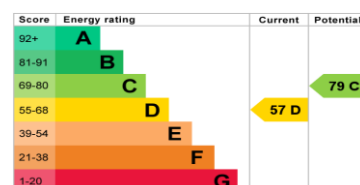
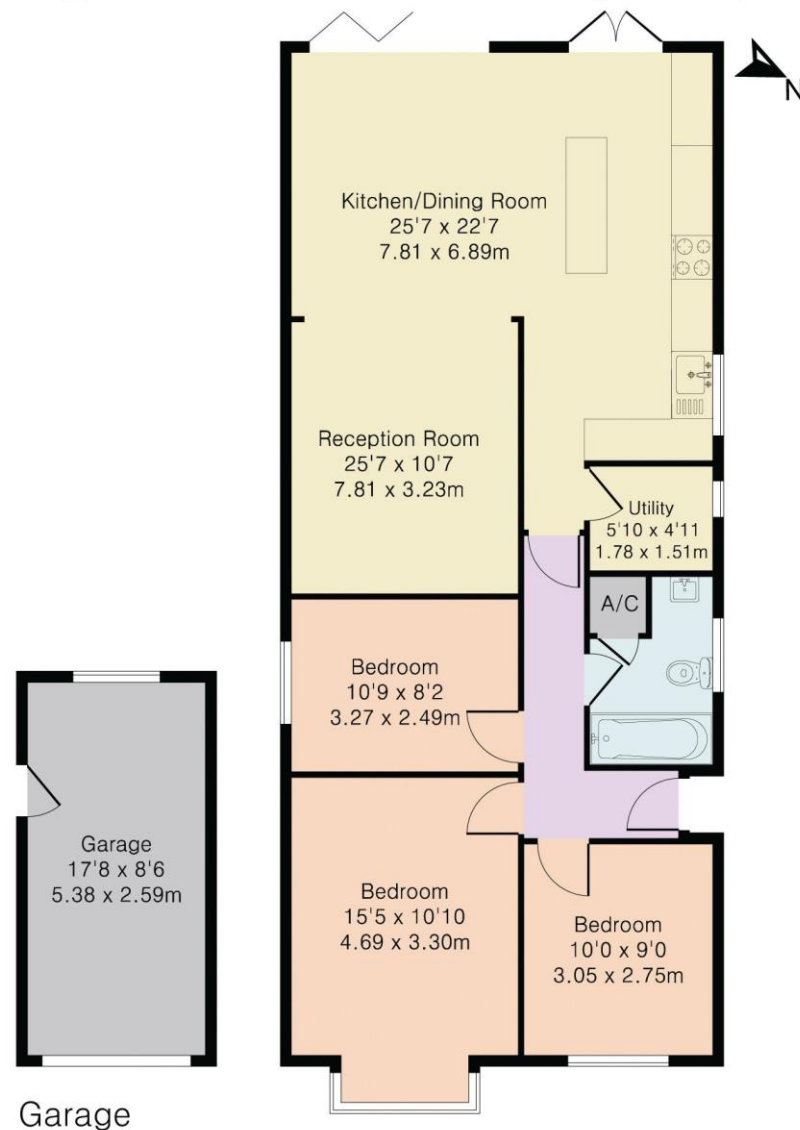
From our office in Bookham proceed to the bottom of the High Street turning right onto the Lower Road. After about 1 mile bear left at the roundabout into Bell Lane and opposite The Bell public house turn right into School Lane. At the end of School Lane turn left into the Cobham Road and left again into Orchard Close whereby number 62 can be found on the right hand side.

Local Authority

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



Approximate Gross Internal Area 1112 sq ft - 103 sq m



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

Ref: 04.25.4138

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.

**62 Orchard Close, Fetcham, Surrey,
KT22 9JB**

An extremely well presented 3 bedroom detached bungalow offering an excellent size rear garden combined with being situated in a popular cul de sac location within easy reach of Fetcham village centre.

THE PROPERTY

Originally constructed in the 1930s this popular style of home has in the last few years undergone a comprehensive programme of modernisation and redecoration enabling the property to now benefit from a light, bright and contemporary feel. Currently this consists of 3 bedrooms and a bathroom with the heart of the home to be found in the open plan lounge/dining/kitchen with the latter providing an excellent range of matching eye and base level units together with ample work quartz worktops and a central island breakfast bar with 2 sets of patio doors opening out onto the lovely rear garden. The property itself is approached via its own driveway giving a good amount of off street parking. Side access then leads to the rear garden which offers a wide paved sun terrace leading onto an excellent expanse of lawn bordered by well stocked flower and shrub beds. In total the garden extends to 107ft x 32ft (30m x 9m) and also benefits from a sunny south westerly aspect. In addition there is also detached garage useful for storage.



SITUATION

The property is conveniently located within walking distance of Fetcham village centre which offers an excellent range of local amenities including a supermarket, post office, a bakers, coffee shops, restaurants and a number of other independent retailers. There is a bus stop at the end of the road for Leatherhead town centre which is just over a mile away and provides a more comprehensive range of services to include Leatherhead train station which provides a commuter service to London Waterloo and Victoria. The M25 can be reached at junction 9 on the outskirts of Leatherhead giving good motorway access to both Heathrow and Gatwick airports. Also within easy reach are excellent schools both in state and private sector.

