



**10 Barrett Road, Fetcham, Surrey,
KT22 9HL**

£850,000 Freehold

Directions

From our office in Great Bookham proceed to the top of the High Street turning left onto the A246 Guildford/Leatherhead Road. At the traffic lights turn left into Eastwick Road taking the first turning on the right hand side into Keswick Road and then second right into Barrett Road where by number 10 can be found towards the far end of the road on your left hand side.

Local Authority

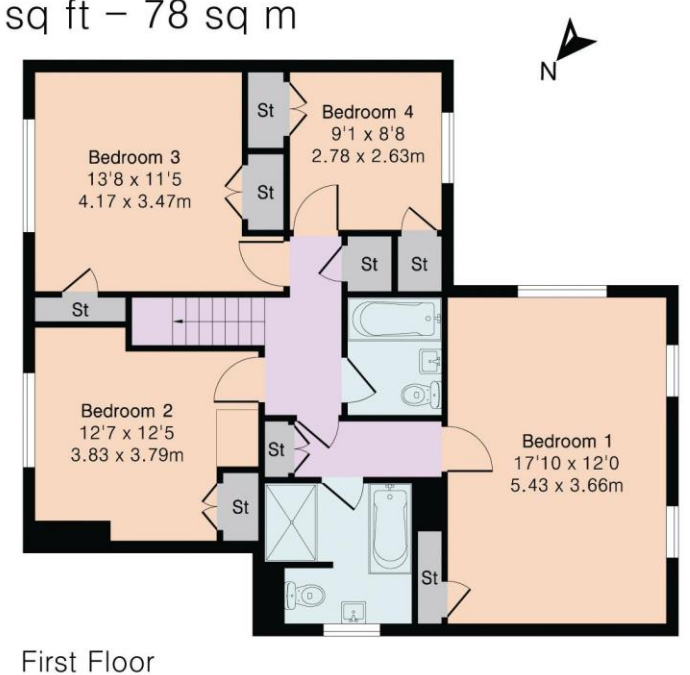
Mole Valley District Council Tel: 01306 885001
Council Tax Band: G



Approximate Gross Internal Area 2068 sq ft - 192 sq m

Ground Floor Area 1231 sq ft – 114 sq m

First Floor Area 837 sq ft – 78 sq m



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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.

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A well maintained 4 bedroom detached home situated in a desirable residential road offering a superb rear garden and good potential to further enlarge subject to the usual planning consents. NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in 1966 this popular style of home offers well proportioned accommodation to both ground and first floor. The formers consists of an entrance hall, generous size dual aspect size living room, separate dining room, kitchen/breakfast room with the former offering a good range of matching eye and base level units together with ample work surfaces and space for a breakfast table and sliding patio doors opening out onto the lovely rear garden, separate utility room. To the first floor there are then 4 bedrooms all with built in wardrobes, master benefitting from an ensuite bathroom with shower plus a family bathroom. The property itself is approached via its own driveway giving a good amount of off street parking which in turn leads to an attached double garage. A particular feature of the property is the superb rear garden which offers a wide paved sun terrace leading onto an excellent expanse of lawn screened to all sides via a profusion of well stocked flower and shrub beds and mature trees. In total the garden extends to 58ft x 55ft (17.8m x 16.8m) and benefits from a predominantly southerly rear aspect.



SITUATION

The property is located in a popular residential road just over a mile from Bookham village centre which offers an excellent range of local amenities to include 2 small supermarkets, doctors and dentist surgery, 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. Also within easy reach are excellent schools both in the state and private sectors catering for all age groups.

