



65 Hilley Field Lane, Fetcham, Surrey,
KT22 9UP

£625,000 Freehold

Directions

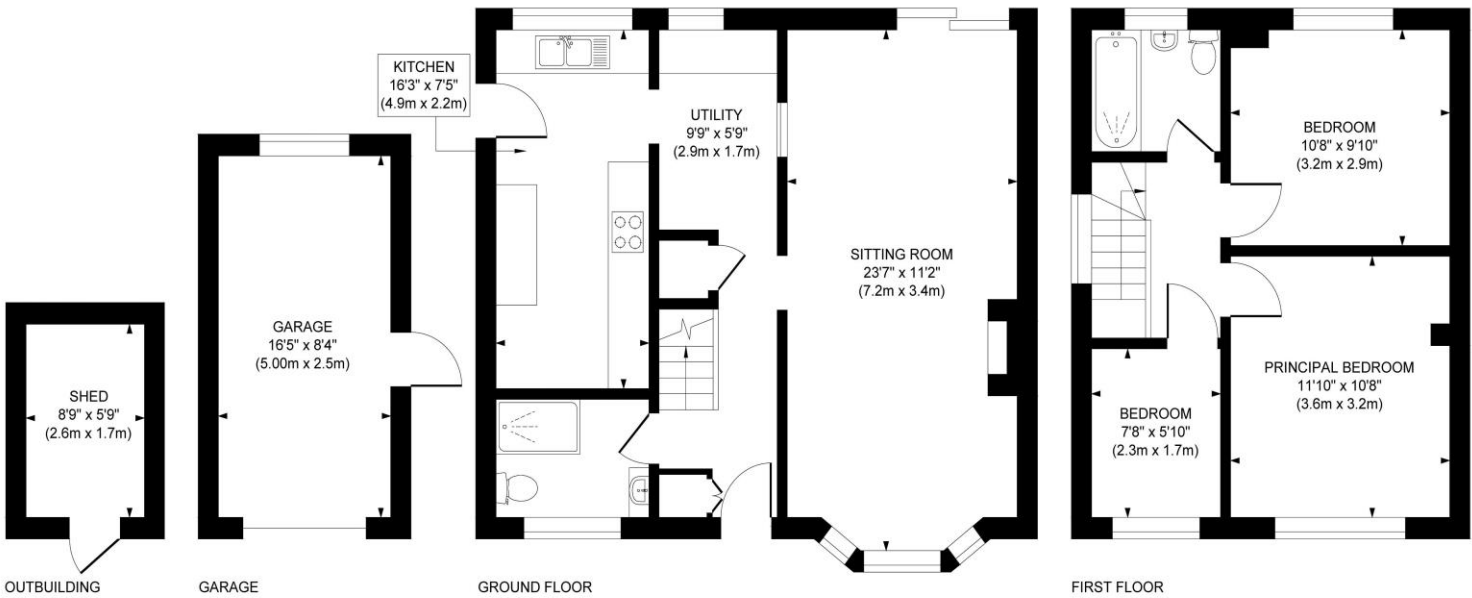
From our office in Great Bookham proceed to the bottom of the High Street turning right onto the Lower Road. Proceed along taking the 5th turning on your left hand side into Kennel Lane following the road around until this becomes Penrose Road, taking the 3rd turning on your left hand side into Hilly Field Lane. Number 65 can be found towards the end of the cul de sac on your left hand side.

Local Authority

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



Approximate Gross Internal Area
Main House 953 sq. ft / 88.52 sq. m
Garage 137 sq. ft / 12.75 sq. m
Outbuildings 50 sq. ft / 4.67 sq. m
Total 1140 sq. ft / 105.94 sq. m



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.

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An extremely well presented 3 bedroom semi detached home offering a sunny southerly aspect rear garden and good potential to further extend subject to the usual planning consents.

THE PROPERTY

Originally constructed in the 1950s this popular style of home has over a number of years been extended and more recently modernised in a number of areas enabling the property to now benefit from a light, bright and contemporary feel. On the ground floor this consists of a newly installed shower room, spacious dual aspect lounge, good size kitchen providing a comprehensive range of matching eye and base level units together with ample work surfaces. In addition there is also a separate utility room. To the first floor there are then 3 bedrooms and a newly installed family bathroom. The property itself is approached via its own driveway giving a good amount of off street parking which in turn leads to a detached garage. Gated side access then leads to the rear garden which features a wide sandstone terrace with steps up to a good size lawn and gated access through to the recreation park. In total the garden extends to 36ft x 40ft (10m x 12m) and enjoys a sunny southerly aspect.



SITUATION

The property is located in a popular cul de sac just over ¼ mile from Fetcham village centre which provides a good range of local amenities including a supermarket and a number of other independent retailers. A more comprehensive range of amenities can be found at Leatherhead town centre approximately 1 ¼ miles away. The M25 can be reached at junction 9 Leatherhead giving good motorway access to both Heathrow and Gatwick airports. Leatherhead train station provides a commuter service into London Waterloo and Victoria. Also close by are excellent schools both in the state and private sector.

