



31 Ashwood Park, Fetcham, Surrey,  
KT22 9NT

£1,050,000 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 Ashwood Park and number 31 can be found towards the back of the development.

### Local Authority

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

Approximate Gross Internal Area 1849 sq ft - 172 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	F		



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A superbly appointed 3 bedroom detached bungalow offering a wonderful southerly aspect rear garden situated in a sought after cul de sac location offering easy access to both Bookham and Fetcham village centres.

THE PROPERTY

Originally constructed in 1990 this extremely desirable residence has been meticulously updated and modernised to now provide light, bright and stylish accommodation. This consists of a spacious entrance hall, 3 double bedrooms all en suite with built in wardrobes. There is a double aspect living room with French doors to the patio and garden as does the separate dining room. A third reception room again has garden access via French doors. The kitchen/breakfast room has integrated appliances, contemporary units and granite work surfaces and leads to a separate utility room. To the front a Tarmacadam driveway provides a good amount of off street parking leading to a detached double garage with personal door and workshop. A particular feature of this charming bungalow is the truly delightful rear garden incorporating a wide paved sun terrace, sunken fish pond and water feature leading onto an excellent expanse of lawn bordered by a profusion of well stocked flower and shrub beds together with mature trees providing good seclusion. In addition there is also a greenhouse, summerhouse and in total the garden extends to 45ft x 86ft (13m x 26m) and benefits from a sunny southerly aspect.



SITUATION

The property is located in a quiet cul-de-sac within a two minute walk of Kennel Lane Park. It is approximately 1 mile away from the village centre of Great Bookham which provides an excellent range of shops including 2 supermarkets, doctors and dentists surgeries, a library, a Post Office and other independent retailers. Leatherhead town centre with a more comprehensive range of shops and the main line station (London Waterloo and Victoria) is approximately 1½ miles away. The M25 can be reached at Junction 9, giving good motorway access to both Heathrow and Gatwick airports. Also within reach are excellent schools both in the state and private sector.

