



18 Keswick Road, Fetcham, Surrey;
KT22 9HH

£1,349,950 Freehold



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A very well presented 5 bedroom detached home offering an excellent size rear garden and situated in a highly regarded tree lined road.

THE PROPERTY

Originally constructed in the 1980’s this lovely family home provides particularly spacious accommodation as well as good potential to further enlarge subject to the usual planning consents. Currently the accommodation consists of a cloakroom, a generous size dual aspect lounge with central wood burning stove, separate study and family room with the heart of the home to be found in the open plan kitchen/breakfast/dining area. The former offers an excellent range of matching eye and base level units together with ample wood block work surfaces, a central island unit and sliding patio doors opening out onto the rear terrace and gardens. In addition there is also a separate utility room. To the first floor there are then 5 bedrooms, 2 with ensuite facilities in addition to the family bathroom. The property itself is approached via its own driveway providing parking for numerous vehicles which in turn leads to an integral double garage. Side gated access then leads to the rear garden which incorporates 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 together with mature trees. In addition there is also a covered arbour area ideal for outside entertaining and hardstanding for a large garden shed. In total the garden extends to 105ft x 70ft (32m x 21m).



SITUATION

The property is located in a sought after residential road offering easy access to Bookham village centre which provides an excellent range of local shops including 2 small supermarkets, doctors and dentist surgeries, a library, a post office and a number of other independent retailers. Bookham train station is just over a 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. Surrounding the village is some delightful countryside much of which is National Trust owned. Also within easy reach are excellent schools both in the state and private sectors including the well renowned Howard of Effingham senior school.

