



Plot 1 Kennel Close, Fetcham, Surrey
KT22 9PF

From £795,000 Freehold

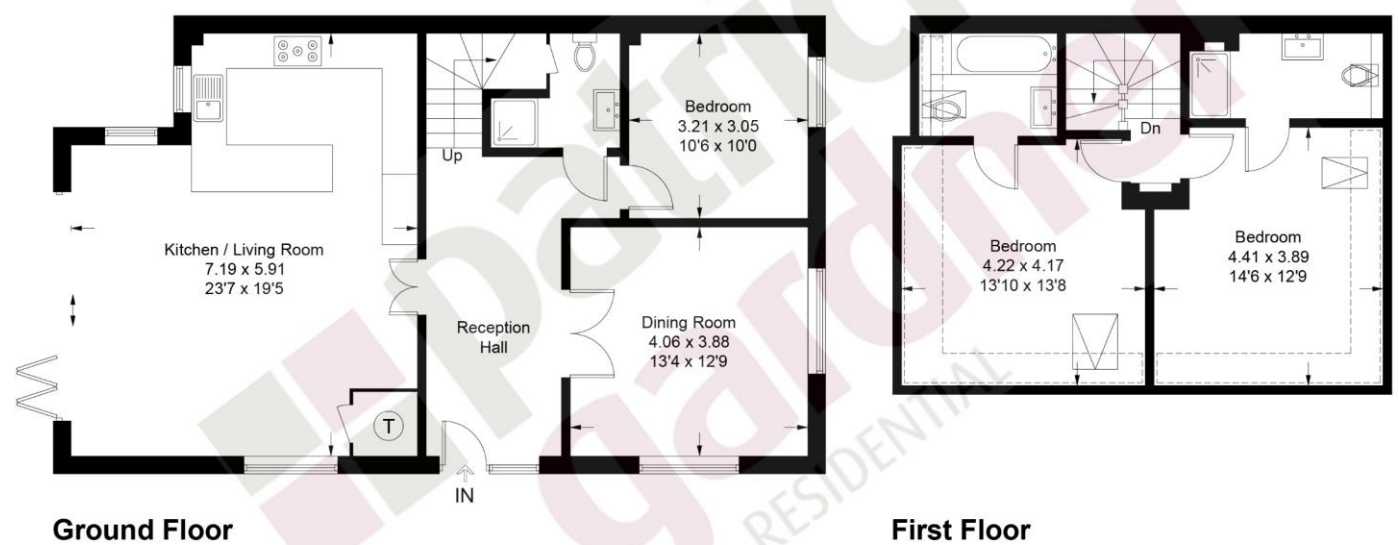
Approximate Gross Internal Area = 135.9 sq m / 1463 sq ft

 = Reduced headroom below 1.5m / 5'0"



Local Authority

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



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID1239867)
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**Plot 1 Kennel Close, Fetcham, Surrey
KT22 9PF**

A newly constructed 3 bedroom semi-detached chalet style home offering lovely garden to front and rear, situated at the end of a quiet cul de sac and available for immediate occupation.

THE PROPERTY

This beautifully designed property features two en-suite bedrooms, a convenient downstairs shower room, and a spacious open-plan kitchen, dining, and family area complemented by a reception room. The Valmora shaker-style kitchen is fitted with quartz worktops, Bosch integrated appliances, and stylish tiled finishes, perfect for modern living. Bathrooms are elegantly appointed with full-height tiling, vanity units, heated towel rails, and premium porcelain finishes. Enjoy the comfort of energy-efficient underfloor heating, air source heat pumps, and high insulation, along with smart additions like fibre optic broadband, EV charging point, and multipoint security doors. Bi-fold doors lead out to private turfed gardens with an Indian sandstone terrace, creating the perfect outdoor retreat. Blending eco-conscious design with luxurious finishes, this home is complete with a 10-year Build Zone Warranty for peace of mind.
NB: There is a garage available via separate negotiation.



SITUATION

The property is located just over a mile from Fetcham and Bookham village centres both offering a good range of local amenities including supermarkets, doctors and dentist surgeries, a post office, coffee shops and a number of other independent retailers. Leatherhead train station is also just over a mile away and provides a commuter service to 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.

