



**10 Mole Road, Fetcham, Surrey**  
**KT22 9RN**

**£875,000 Freehold**

## Directions

From our office in Great Bookham proceed to the top of the High Street turning left onto the A246 Guildford/Leatherhead Road. Proceed along until you come to the roundabout at which point branch left onto Hawks Hill and when you come to the next roundabout turn left onto Cobham Road carrying along into Fetcham village. Take the 6<sup>th</sup> turning on your right hand side into River Lane and then 2<sup>nd</sup> right into Mole Road where number 10 can be found on your right hand side.

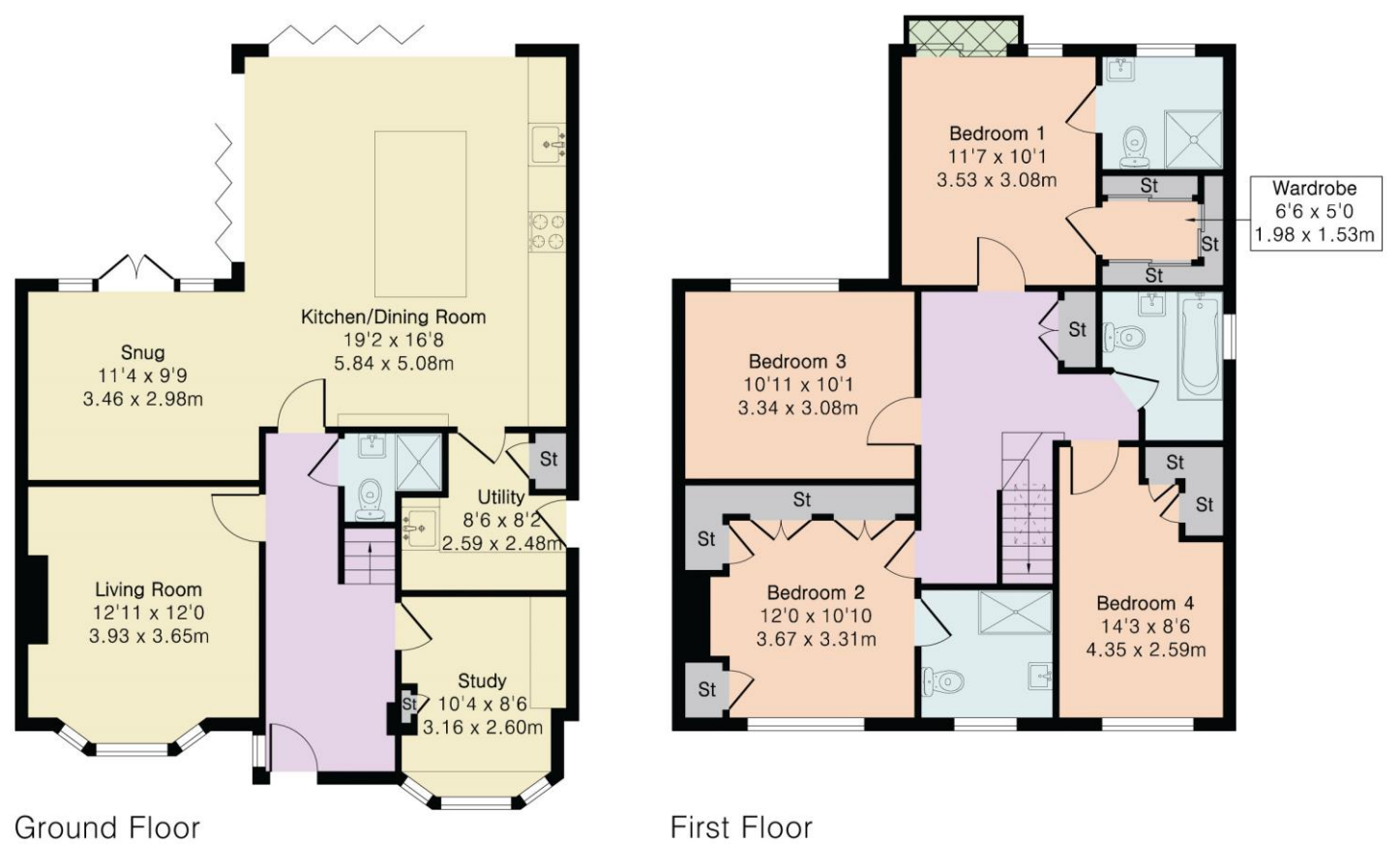
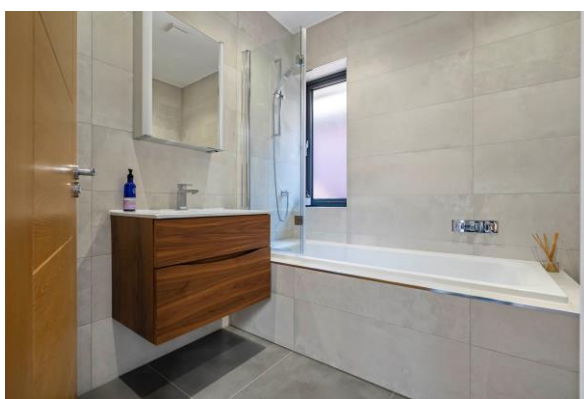
## Local Authority

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

**Approximate Gross Internal Area 1683 sq ft - 157 sq m**

Ground Floor Area 865 sq ft – 81 sq m

First Floor Area 818 sq ft – 76 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
	73	79

**Bookham Office**  
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**32 High Street**  
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**[www.henshaws.net](http://www.henshaws.net)**

**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 superbly appointed 4 bedroom semi-detached home offering a truly delightful southerly aspect rear garden situated within easy reach of Fetcham village centre. NO ONWARD CHAIN

THE PROPERTY

Originally constructed in the 1950s this highly desirable residence has in recent years undergone an extensive programme of modernisation together with an extension enabling the property to now benefit from a ‘new home feel’. On the ground floor this consists of a shower room, good size living room, study incorporating a comprehensive range of built in storage units with the heart of the home to be found in the stunning open plan kitchen/dining/snug area the former incorporating an excellent range of contemporary units together with a central island unit and bi-folding doors opening out onto the delightful rear garden. To the first floor there are then 4 bedrooms, master benefitting from a Juliet balcony, walk-in wardrobe and ensuite shower room, further guest suite plus 3 of the bedrooms also offer excellent storage facilities plus a family bathroom. The property itself is approached via a pea shingle driveway giving some off street parking. The garden to the rear is a joy to behold offering a paved sun terrace opening out onto an excellent expanse of lawn screened to all sides via a profusion of well stocked flower and shrub beds together with mature trees. Set to the rear is a further paved sun terrace and hard standing for a garden shed. In total the garden extends to 61ft x 35ft (18.7m x 10.6m) and benefits from a sunny southerly aspect.



SITUATION

The property is located approximately ¼ mile from Fetcham village centre which offers an excellent range of local amenities to include a supermarket and a number of other independent retailers. Cobham town centre is approximately 4 miles away and provides a number of boutique shops, cafes and fine restaurants. The train station can be reached at Leatherhead providing a commuter service into London Waterloo and Victoria. The M25 is easy accessible at junction 9 on the outskirts of Leatherhead giving good motorway access to both Heathrow and Gatwick airports. Also within easy reach are excellent schools both in the state and private sector.

