



7 Kennel Close, Fetcham, Surrey
KT22 9PF

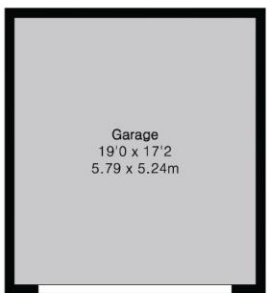
£1,200,000 Freehold

Approximate Gross Internal Area 3104 sq ft - 289 sq m
(Excluding Garage)

Ground Floor Area 1687 sq ft – 157 sq m
First Floor Area 1094 sq ft – 102 sq m
Loft Area 323 sq ft – 30 sq m
Garage Area 327 sq ft – 30 sq m

Local Authority

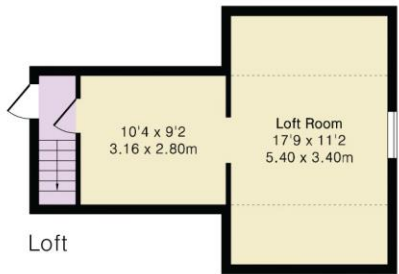
Mole Valley District Council Tel: 01306 885001
Council Tax Band: G



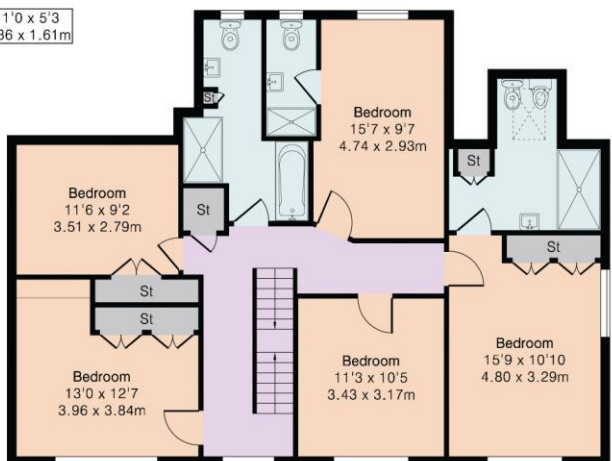
Garage



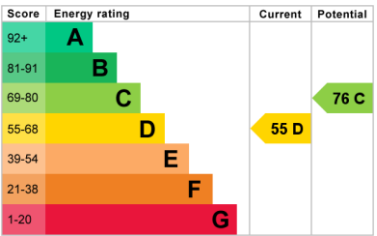
Ground Floor



Loft



First Floor



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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 particularly spacious 6 bedroom detached home offering a good size rear garden situated in a popular cul de sac within easy reach of Bookham and Fetcham village centres. NO ONWARD CHAIN.

THE PROPERTY

This imposing detached residence has recently undergone a comprehensive programme of redecoration together with updating in a number of areas which combined with the spacious accommodation does in our opinion now provide a lovely family home. The principle accommodation consists on the ground floor of 4 separate reception rooms, an excellent size kitchen/ breakfast room incorporating a comprehensive range of matching eye and base level units together with a central island unit plus there is also a further ground floor bedroom, reception room and utility/cloakroom which could easily make a separate annex. To the first floor there are then 5 bedrooms, 2 with ensuite facilities in addition to the family bathroom. A further staircase then leads to 2 additional loft rooms. To the front of the property there is some off street parking which in turn leads to a detached double garage. The rear garden is of good size and provides a wide paved sun terrace leading onto a well maintained lawn.



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.

