



20 River Walk, Fetcham, Surrey  
KT22 9FF

OIEO £700,000 Freehold

## Directions

From our office in Great Bookham proceed to the bottom of the High Street turning right onto the Lower Road. Continue along until you come to the first roundabout taking the first exit into Bell Lane and at the next junction turn left into The Street taking the 4<sup>th</sup> exit into River Lane and then 3<sup>rd</sup> right into River Walk whereby number 20 can be found towards the back of the development.

## Local Authority

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

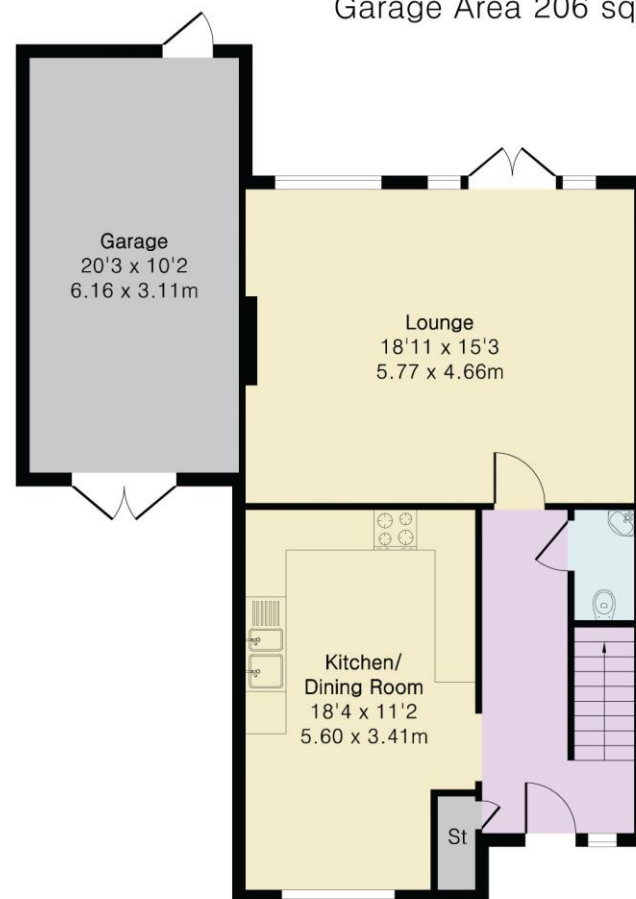


## Approximate Gross Internal Area 1246 sq ft - 116 sq m (Excluding Garage)

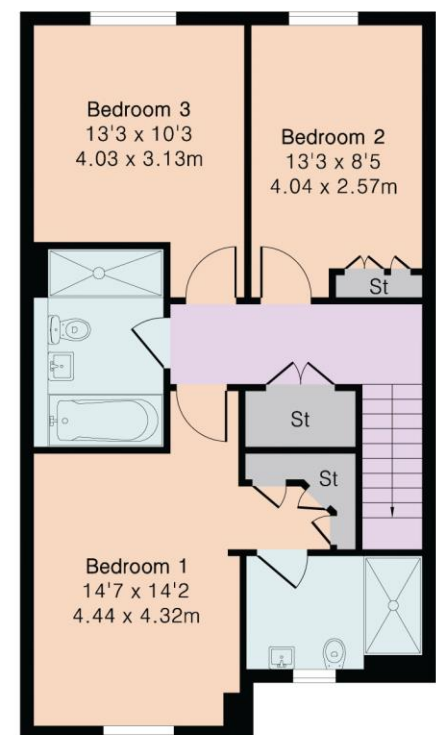
Ground Floor Area 625 sq ft – 58 sq m

First Floor Area 621 sq ft – 58 sq m

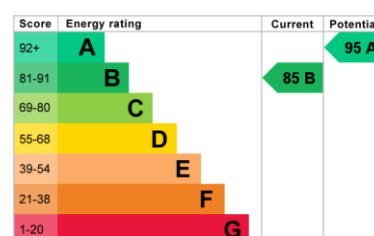
Garage Area 206 sq ft – 19 sq m



Ground Floor



First Floor



Bookham Office  
Rayleigh House  
32 High Street  
Great Bookham  
Tel: 01372 450255  
Email: bookhamoffice@henshaws.net

Ref: 4199

[www.henshaws.net](http://www.henshaws.net)

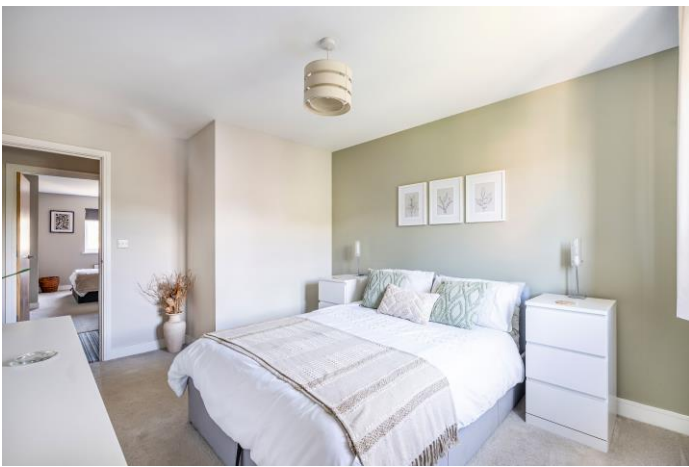
**Important Notice** Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or 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 3 bedroom semi detached home situated in a beautiful quiet private cul de sac within easy reach of Fetcham village centre.

THE PROPERTY

Originally constructed in 2018 this highly desirable residence provides a light, bright and airy feel as well as a sense of space as you enter the property. On the ground floor this consists of a cloakroom, generous size lounge with french doors opening out onto the delightful rear terrace and garden. The kitchen/dining room also benefits from natural light and is designed to give a modern feel with a good amount of eye and base level units together with ample quartz work tops. To the first floor there are then 3 bedrooms master with ensuite shower room in addition to the family bathroom / shower. The property itself is approached via a block pavia driveway giving a good amount of off street parking which in turn leads to an attached garage. The rear garden has been extremely well maintained and provides a wide paved porcelain sun terrace leading onto a good expanse of lawn. In addition there is also a further covered patio, ideal for alfresco dining. In total the garden extends to 40.5ft x 37ft (12.3m x 11.3m) and benefits from a sunny southerly aspect.



SITUATION

The property is nestled down a sought after country lane leading to open fields but also providing a sense of space and privacy in a green meadow setting. Fetcham village centre is within easy reach providing a good range of local amenities while surrounding the area are some of Surrey’s finest countryside. The location is perfect for commuters with frequent trains (South West Southern) from Leatherhead to central London (Victoria, Waterloo and London Bridge in 47 mins) and being close to the M25. The location also benefits from a number outstanding state and independent schools as well as being close in proximity to numerous Surrey attractions (Bocketts Farm, Denbies Wine Estate, Boxhill, Norbury Park, Painshill Park, Beaverbrook Hotel and Spa.

