



Orchard End, Leatherhead KT22 9BZ

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Orchard End Leatherhead KT22 9BZ

An exceptionally spacious detached bungalow of just under 3,500sq ft offering versatile accommodation for the larger or extended family or home business including a self contained annex situated in a favoured quiet road in Fetcham. This property is offered to market with no onward chain.

Energy Efficient Detached Bungalow

No Chain

Nearly 3,500sq ft of Versatile Accommodation

Self Contained Annex

Four Bedrooms

Three Bathrooms

Three Reception Rooms

New Roof with Photovoltaic Solar Panels

Catchment for Excellent Local Schools

EPC Rating B

Excellent schools in the area include Howard of Effingham and Eastwick Schools.





The accommodation includes three reception rooms, a well equipped modern kitchen/breakfast room, three bathrooms, four bedrooms, a utility room, a study and a garden room.

In addition, there is an annex with a kitchen/dining room, a bathroom and an upstairs living area and separate bedroom space.

The property has been extended and improved by the current owners and is presented in excellent condition.

The overall plot of this attractive property has parking for several vehicles and a detached garage. The gardens are beautifully landscaped and privately screened capturing the sun throughout the day.

We highly recommend viewing this property to fully appreciate the accommodation on offer.



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Approximate Area = 2736 sq ft / 254.1 sq m

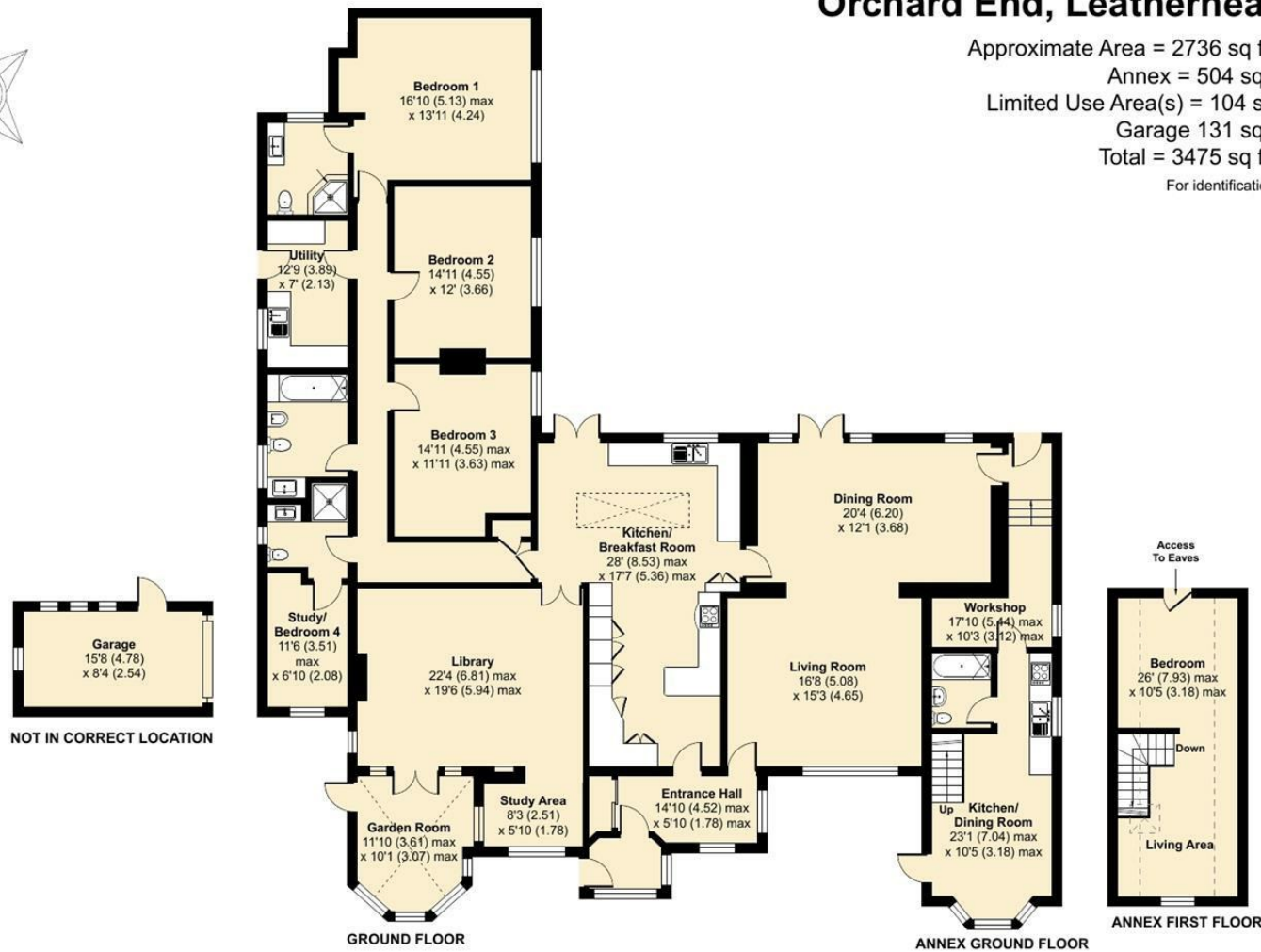
Annex = 504 sq ft / 46.8 sq m

Limited Use Area(s) = 104 sq ft / 9.7 sq m

Garage 131 sq ft / 12.2 sq m

Total = 3475 sq ft / 322.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for V&H Homes. REF: 1061173



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