



32 The Street, Fetcham, Surrey, KT22 9RF

Price Guide £600,000



- EXTENDED SEMI DETACHED BUNGALOW
- BATHROOMS WITH OAK FURNITURE
- 26' LOUNGE/DINING ROOM
- PATIO DOORS ONTO GARDEN
- 125' WELL SCREENED REAR GARDEN
- 3 BEDROOMS
- EN-SUITE SHOWER ROOM
- FITTED KITCHEN WITH GRANITE WORKTOPS
- DOUBLE GLAZING
- PARKING FOR SEVERAL CARS

## Description

Very deceptive, this attractive 1930's built semi-detached house provides well modernised three bedroom, two bathroom accommodation with a large extension at the rear which creates superb living space with a 26' lounge/dining room.

Comprising hall, 2 double bedrooms, 3rd bedroom/study, family bathroom with oak furniture and large shower enclosure, kitchen/breakfast room with cream units, granite worktops and built in oven/hob, dual aspect lounge/dining room with patio doors to the garden. The family bathroom includes a large shower enclosure, separate bath and oak furniture with granite worktops and there is an en suite shower room off the main bedroom with white suite.

Externally is ample parking for several cars and the 125' rear garden is beautifully maintained and enjoys a well screened outlook.

## Situation

Fetcham Village is fortunate to have an OFSTED Outstanding Infants School and an OFSTED Good Middle School. For older children there is OFSTED Good Therfield in Leatherhead. There are numerous private schools in the vicinity including Parkside Prep School at Stoke D'Abernon and St John's School (11+) in Leatherhead.

The village shops offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is located on the edge of the town at Fetcham Grove.

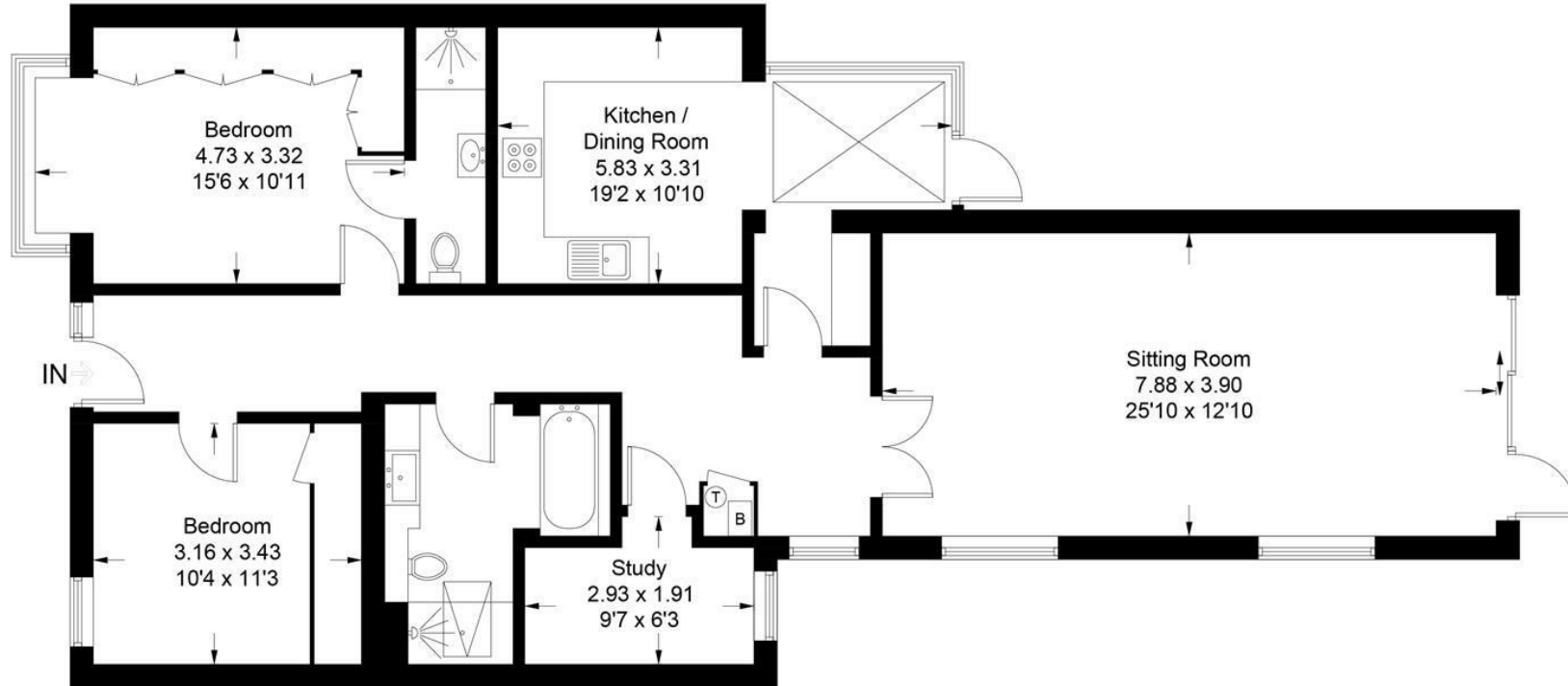
Cobham and Leatherhead main line railway stations offer excellent services to Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow Airports are within easy reach.

The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand.

|                         |               |
|-------------------------|---------------|
| <b>Tenure</b>           | Freehold      |
| <b>EPC</b>              | D             |
| <b>Council Tax Band</b> | D             |
| <b>Lease</b>            | Add text here |
| <b>Service Charge</b>   | Add text here |
| <b>Ground Rent</b>      | Add text here |



Approximate Gross Internal Area = 114.1 sq m / 1228 sq ft



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. (ID996168)  
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