



64 Lower Road, Fetcham, Surrey, KT22 9HF

Price Guide £1,295,000



- STYLISH DETACHED BUNGALOW
- 0.3 ACRE NORTH WEST FACING PLOT
- SITTING ROOM
- RECEPTION HALL & CLOAKROOMS
- LARGE GARDEN + SUMMERHOUSE
- 2250 SQ.FT (INCL. SUMMERHOUSE)
- SUPERB KITCHEN/DINING ROOM
- FOUR BEDROOMS (TWO BATHROOMS)
- GYM & STORE
- SHORT WALK TO LOCAL SCHOOLS

Description

This stylish detached single storey property has been extended, refurbished and remodelled by the current owners to create bright and well proportioned family accommodation whilst set on a 0.3 acre North West facing plot.

Beautifully appointed throughout the reception hall enjoys views through to the rear garden, cloak room and coats cupboard. There is a lovely sitting room with oak floor, TV recess and modern glass fireplace. The kitchen breakfast room is the hub of the house and features large central island, integrated appliances, space for dining table, bi-folding doors to the terrace and separate utility room.

The inner hall with range of linen cupboards leads to the master bedroom featuring doors to a private patio, dressing room and large ensuite shower room. There are two further bedrooms which share a modern family bathroom. The fourth bedroom is currently being used as a home office.

Outside, an electric gated driveway provides for ample off street parking. The garage has been converted to create useful bike storage and a separate gym. Gated side access leads to a lovely rear garden with smart rear terrace, separate BBQ terrace, summerhouse and good sized lawn bordered with mature trees and hedging.

Situation

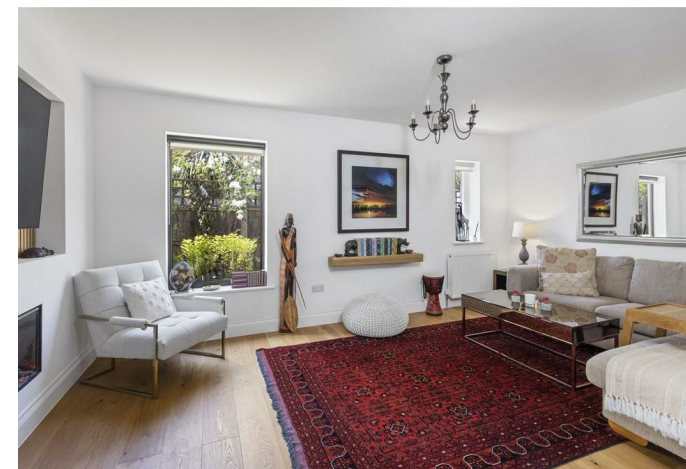
Fetcham Village is fortunate to have an OFSTED Outstanding Infants School and an OFSTED Good Middle School. For older children there is OFSTED Good Therfield in Leatherhead. There are numerous private schools in the vicinity including Parkside Prep School at Stoke D'Abernon and St John's School (11+)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

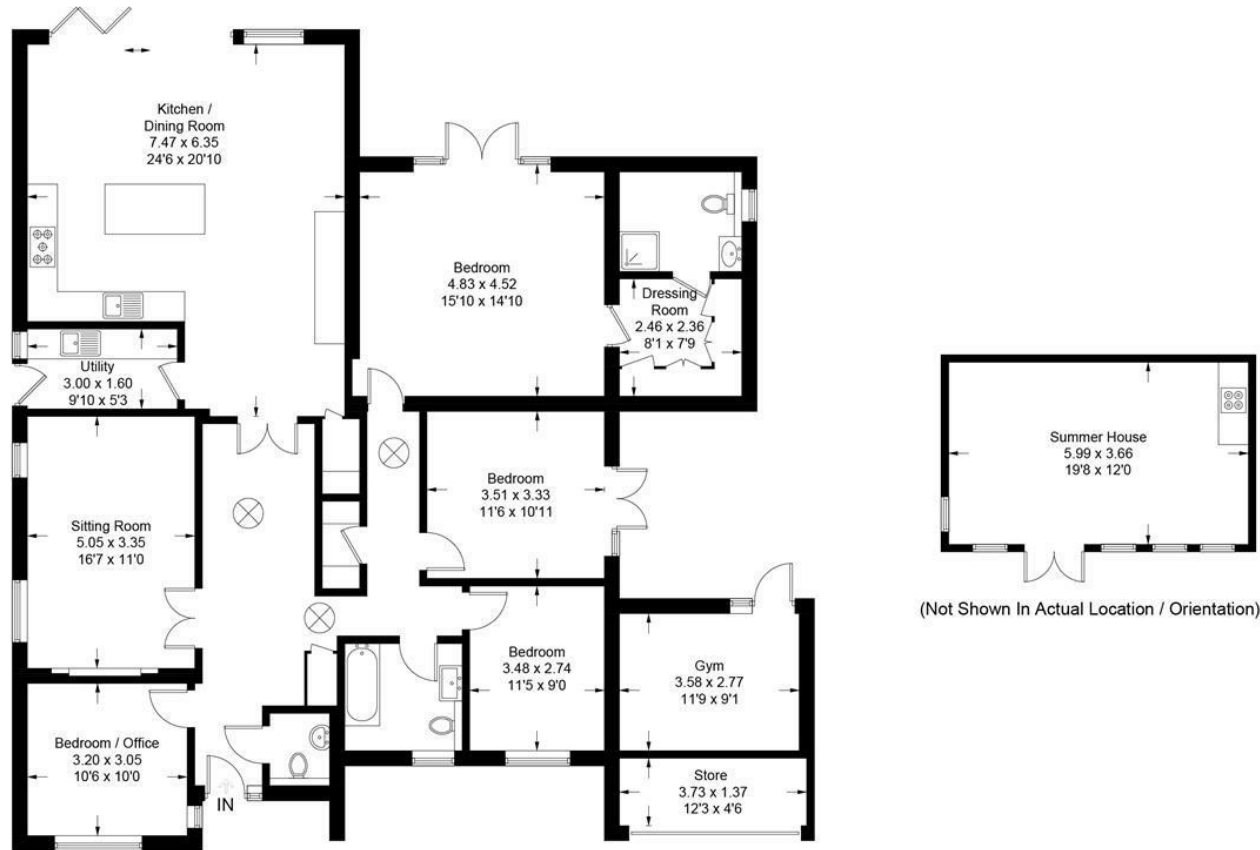
Cobham and Leatherhead main line railway stations offer excellent services to Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow Airports are within easy reach.

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

Tenure	Freehold
EPC	D
Council Tax Band	G



Approximate Gross Internal Area = 171.5 sq m / 1846 sq ft
Store / Gym / Summer House = 37.5 sq m / 404 sq ft
Total = 209 sq m / 2250 sq ft



Ground Floor

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. (ID1030375)

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