



15 Sunmead Close, Fetcham, Leatherhead, Surrey, KT22 9AP

Price Guide £549,950



- 1930's SEMI DETACHED HOUSE
- WIDE BAY WINDOWS
- OPEN PLAN KITCHEN/DINING ROOM
- 3 BEDROOMS
- 45' REAR GARDEN
- NATURE RESERVE TO THE REAR
- SPACIOUS LOUNGE
- FITTED UNITS AND APPLIANCES
- MODERN BATHROOM
- SHARED DRIVE AND PARKING TO THE FRONT

Description

Located in a popular cul de sac on the Leatherhead/Fetcham borders, this traditional 1930's built semi detached house also has a lovely outlook to the rear over a nature reserve.

The accommodation includes hallway which has dado height panelled walls and wood finish flooring with leaf motif, ground floor cloakroom, spacious lounge with wide bay window through to the open plan dining room/kitchen which is fitted with appliances including oven, hob, fridge, freezer, washing machine and dishwasher.

There are removable doors separating the lounge and dining room if a separate lounge is preferred.

On the first floor there are 3 bedrooms with full length fitted wardrobes to the the main bedroom and modern bathroom with white suite.

Externally are approximately 45' rear garden, shared drive to garage (used as a workshop) and front garden with parking in front for two cars.

Situation

Leatherhead town offers a comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose Local in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre and footpaths along the River Mole are just a short walk away.

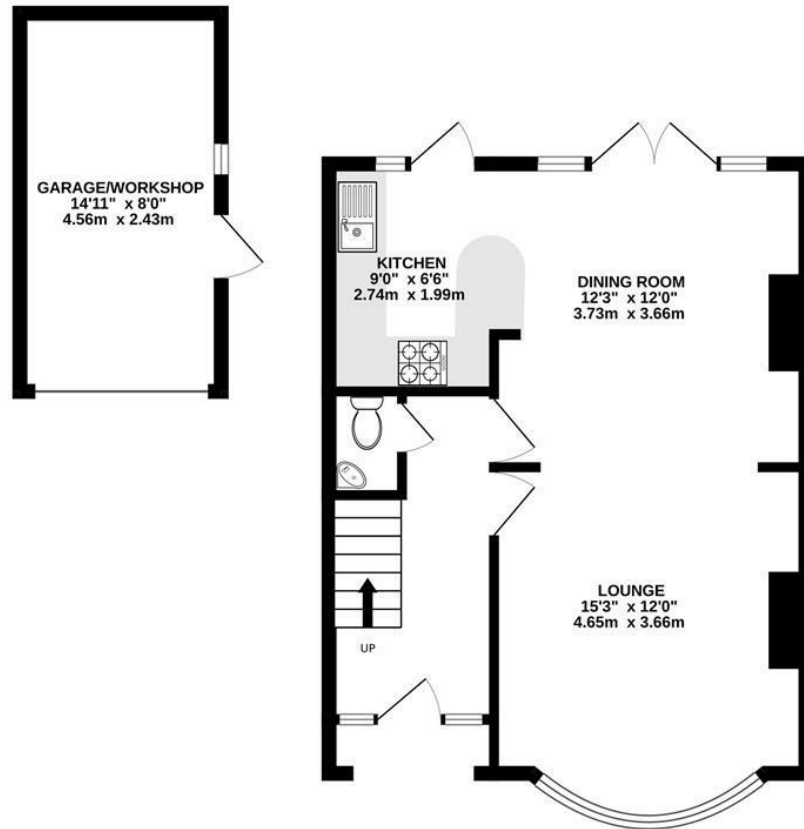
The main line railway station offers fast and frequent services north to London termini and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is north of Leatherhead and provides access to the national motorway network together with Gatwick and Heathrow International Airports.

There is a wide range of quality private and state schooling in the general area. In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned.

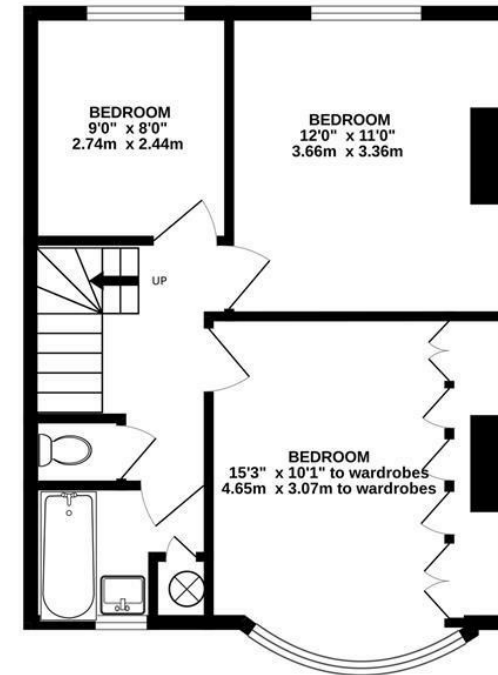
Tenure	Freehold
EPC	E
Council Tax Band	E



GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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