



30 Hazel Way, Fetcham, Leatherhead, Surrey, KT22 9QD

Price Guide £1,100,000



- DETACHED FAMILY HOUSE (2999 SQ.FT)
- THREE RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- ANNEXE POTENTIAL *
- GOOD SIZED GARDEN
- SIX BEDROOMS
- THREE BATHROOMS + CLOAKROOM
- SEPERATE UTILITY ROOM
- DOUBLE GARAGE
- NO CHAIN

Description

This beautifully presented detached family house offers just under 3000 sq.ft. of bright and spacious accommodation whilst set in a quiet residential road and no onward chain.

A heated & enclosed porch leads to the inner hall with deep coats/store cupboard and cloakroom. There are three reception rooms including a Sitting Room with fireplace, Dining Room with sliding doors to the rear terrace and Family Room. *The Family Room has an adjoining double bedroom with ensuite shower room which could easily be converted to a self contained annexe. The kitchen breakfast room is the hub of the house featuring central island with breakfast bar, integrated appliances, modern painted cabinets and return door to the Dining Room. There is a good sized utility room with personal door to a double garage with electric roller door. There is also a further heated storage room (accessed from outside) which could be converted to a gym or office.

Upstairs, there is a superb double aspect principle bedroom with air conditioning, dressing room and en suite shower room, three further double bedrooms (one used as a home office), good sized single bedroom and family bathroom.



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.

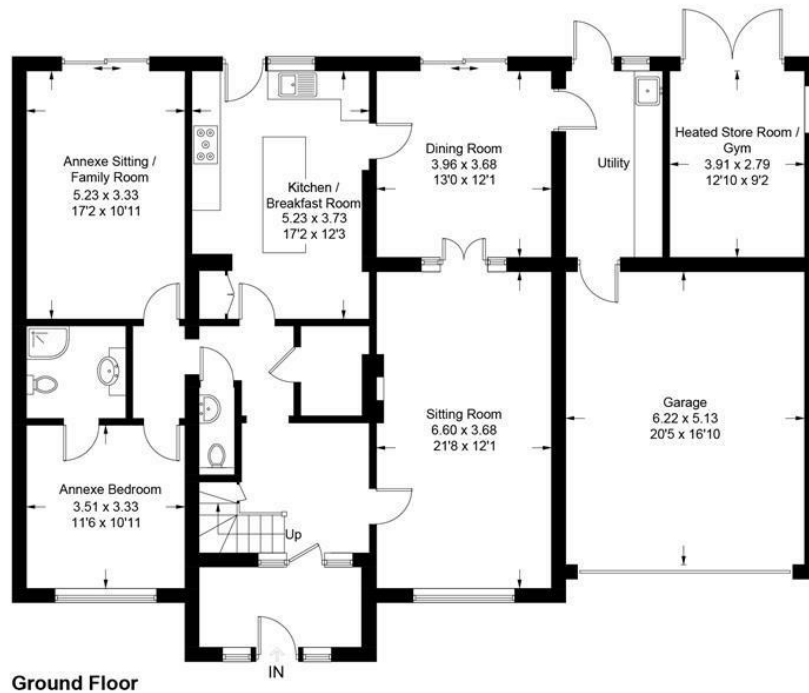
The village shops offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is 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 Ashtead side of Leatherhead. Gatwick and Heathrow Airports are within easy reach.

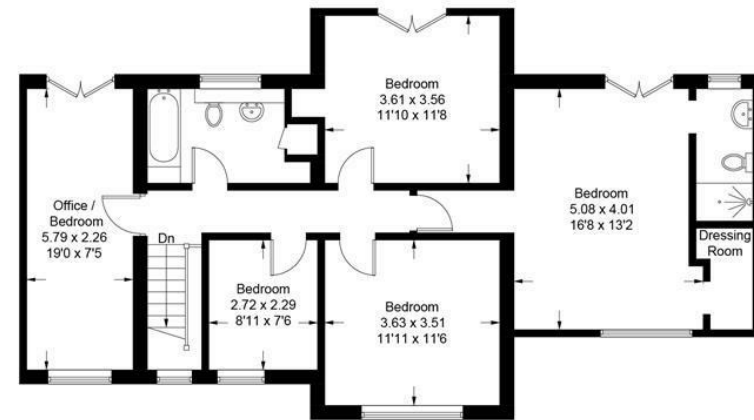
The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand. Bocketts Farm, Polesden Lacey and Norbury Park offer great family days out.

Tenure	Freehold
EPC	D
Council Tax Band	F

Approximate Gross Internal Area = 278.6 sq m / 2999 sq ft
(Including Garage)



Ground Floor



First 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. (ID1050532)

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