



69 Gatesden Road, Fetcham, Surrey, KT22 9QP

Price Guide £850,000





- CHALET STYLE DETACHED HOUSE
- 3 DOUBLE BEDROOMS
- GROUND AND FIRST FLOOR BATHROOMS
- POTENTIAL TO EXTEND (SUB TO P.P.)
- SUNNY WESTERLY REAR ASPECT
- SPACIOUS LOUNGE WITH FEATURE WALL
- LARGE KITCHEN/DINING AREA
- ALL MODERNISED IN THE LAST 5 YEARS
- LARGE PARKING AREA TO THE FRONT
- GARDEN OVERLOOKS WOODLAND



## Description

With a sunny westerly facing rear garden and overlooking woodland to the rear, this attractive chalet style detached house is situated in a popular tree lined road located just half a mile from the village shops.

The property has undergone substantial modernisation and improvements within the last 5 years and now provides beautifully appointed and decorated accommodation. With 3 double bedrooms the layout includes 2 bedrooms and bathroom on the first floor and bedroom on the ground floor with adjoining shower room. The lounge includes a feature panelled wall, there is a utility area off the shower room and a superb kitchen/breakfast which is the whole width of the rear of the house and includes fitted cabinets with electric oven, induction hob, fridge and freezer and french doors onto the garden.

In addition the property had a new gas central heating system installed, electrical works, double glazing, and floor coverings.

The property also lends itself to further increasing the size of the first floor by adding dormers onto the existing structure (subject to planning).

There is extensive gravelled parking for several vehicles to the front and the 90' lawned garden offers a high degree of seclusion with mature woodland to the rear.

## Situation

Fetcham Village is fortunate to have an OFSTED Outstanding Infants School and an OFSTED Good Middle School both of which are within easy walking distance. 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.

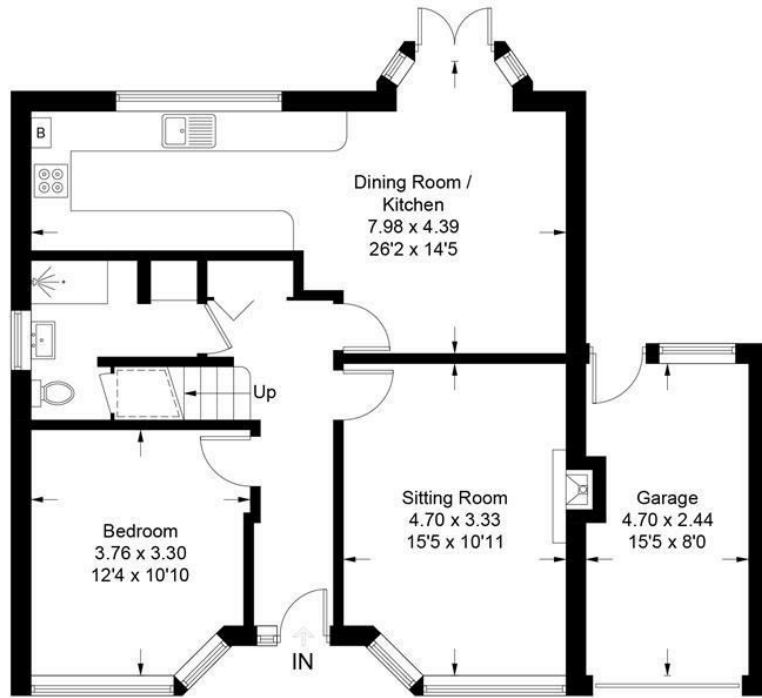
The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand.

<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	FF

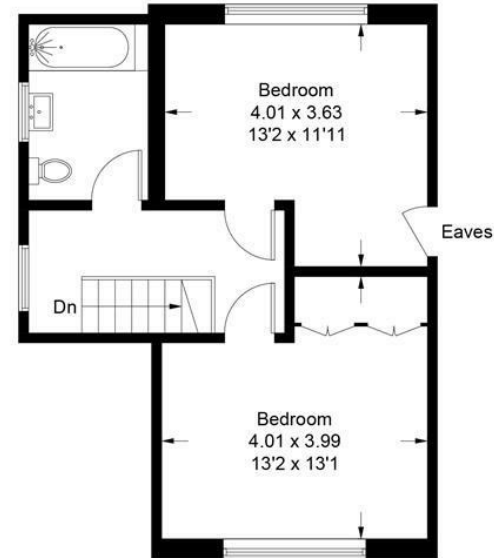


Approximate Gross Internal Area = 108.2 sq m / 1165 sq ft  
 Garage / Outbuildings = 27.6 sq m / 297 sq ft  
 Total = 135.8 sq m / 1462 sq ft

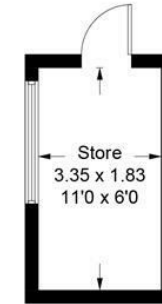
 = Reduced headroom below 1.5m / 5'0



**Ground Floor**

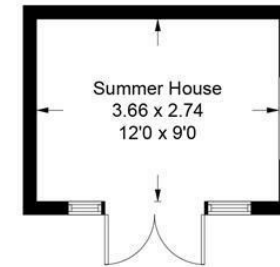


**First Floor**



**Outbuilding**

(Not Shown In Actual Location / Orientation)



**Outbuilding**

(Not Shown In Actual Location / Orientation)

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. (ID1054371)

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