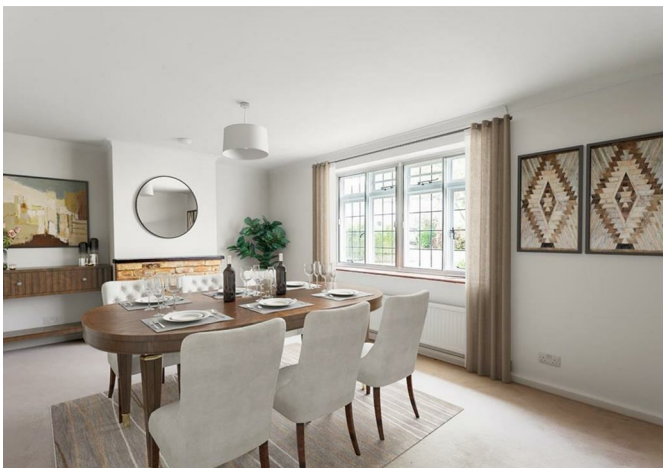




3 Lodge Road, Fetcham, Surrey, KT22 9QY

Price Guide £744,000



- CHARACTER SEMI-DETACHED BUNGALOW
- REFURBISHED WITH NEW CARPETS
- TWO RECEPTION ROOMS
- PRINCIPAL BEDROOM WITH ENSUITE
- SOUTHERLY FACING REAR GARDEN
- CLOSE TO SHOPS
- GOOD SIZED ENTRANCE HALL
- BRAND NEW KITCHEN
- 2 FURTHER BEDROOMS & FAMILY BATHROOM
- PLENTIFUL PARKING & GARAGE

## Description

This character semi-detached bungalow enjoys a highly convenient location being a few minutes walk away from Fetcham Village with all of its amenities.

The property itself is all on one level and has been recently refurbished and features brand new carpets to all areas except the kitchen and bathrooms (which have newly tiled floors). A brand new fitted kitchen which features a range of high gloss white base cupboards and eye level units with integrated appliances including: Lamorna dishwasher, washing machine, separate oven and microwave, gas hob and Bosch fridge-freezer.

All the rooms are spacious and light; there are two separate reception rooms, both of which have open fireplaces. All the bedrooms are large enough to take a double bed and all feature brand new fitted wardrobes. The principal bedroom benefits from a refitted ensuite bathroom and a separate family bathroom serves the remaining two bedrooms.

To the front is a gravel driveway with double gated side access providing parking for 3-4 more cars if needed. Beyond is a large single garage. The rear garden is well maintained, mainly lawned with inset specimen shrubs and trees enjoying a sunny southerly aspect.

N.B. Lodge Road is a private road, ownership of which is unknown.

## Situation

Fetcham Village is just a few minutes' walk away offering a good variety of outlets including a Sainsburys Local, Post Office, restaurant, takeaway shops, barber and hairdressers etc. Leatherhead town offers a more comprehensive range of shopping facilities including the partly covered Swan Shopping Centre, theatre, Waitrose Local 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.

Fetcham 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.

A short drive away, both Cobham and Leatherhead main line railway stations offer excellent services to London Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow International 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** E



Approximate Gross Internal Area = 132.4 sq m / 1425 sq ft  
Garage = 14.2 sq m / 153 sq ft  
Total = 146.6 sq m / 1578 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. (ID1071773)

[www.bagshawandhardy.com](http://www.bagshawandhardy.com) © 2024

1-3 Church Street, Leatherhead, Surrey, KT22 8DN  
**Tel:** 01372 360078 **Email:** [leatherhead@patrickgardner.com](mailto:leatherhead@patrickgardner.com)  
[www.patrickgardner.com](http://www.patrickgardner.com)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

