



8 Hilley Field Lane, Fetcham, Leatherhead, Surrey, KT22 9UX

Asking Price £550,000



- EXTENDED SEMI DETACHED HOUSE
- 1,363 SQ FT AND FURTHER POTENTIAL
- 3 BEDROOMS
- 2 BATHROOMS
- 18' LOUNGE
- DINING ROOM
- KITCHEN
- USEFUL UTILITY/STORE
- 21'7 GARAGE WITH ELECTRIC UP & OVER
- END OF CHAIN

Description

With a large ground floor extension, this 1950's built semi detached house currently offers approximately 1,363 sq ft of accommodation which could be further extended to the first floor (sub to p.p.) to provide substantial family accommodation.

Some modernisation has been carried out including a modern ground floor shower room, a white bathroom suite on the first floor and a recently installed gas central heating boiler. Further modernisation and decoration is required to finish the property but would create a lovely home.

An internal door leads to the large garage (21'7 x 11'2) with electric up and over door and a rear personal door leads to the garden which is approximately 80' long and includes summer house, greenhouse, patio and fishpond. To the front there is ample parking for 2 cars and a small front garden.

End of chain.

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 and Boots, Leatherhead town offers a more comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town at Fetcham Grove.

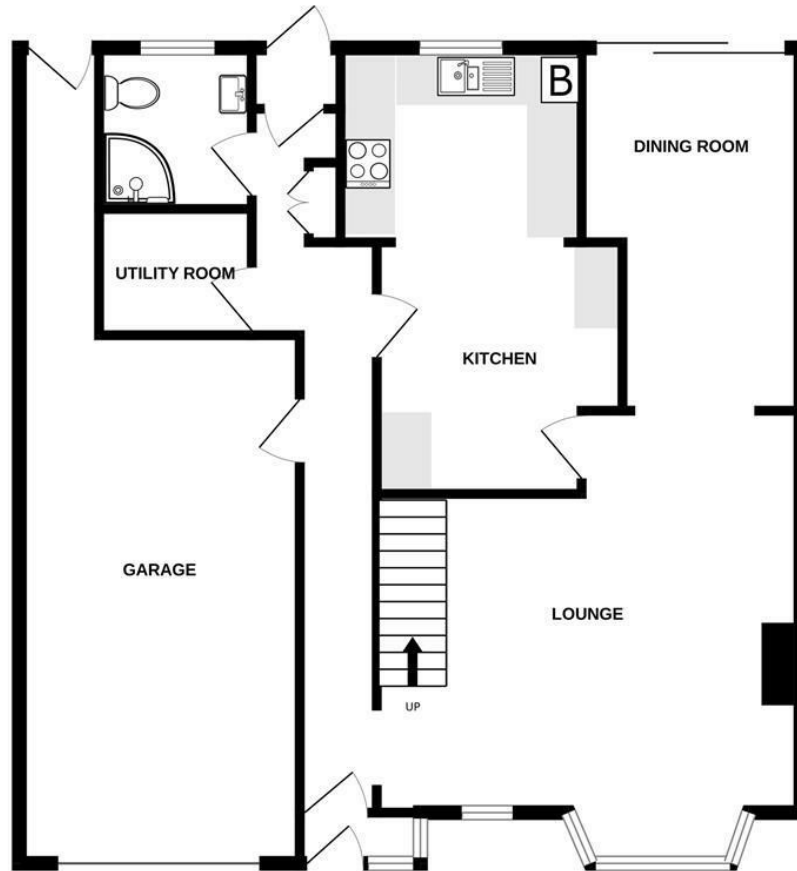
Cobham and Leatherhead main line railway stations offer excellent services to Waterloo, Victoria and London Bridge. Junction 9 of the M25 provides easy access to Gatwick and Heathrow.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts farm and Epsom Downs where the famous Derby is held.

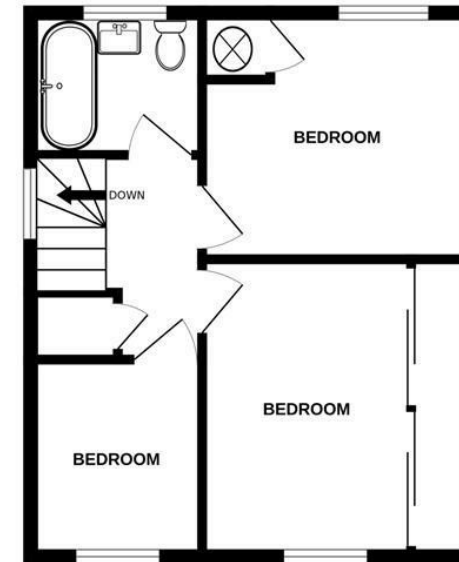
Tenure	Freehold
EPC	C
Council Tax Band	E



GROUND FLOOR
984 sq.ft. (91.4 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 1363 sq.ft. (126.6 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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1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 **Email:** leatherhead@patrickgardner.com
www.patrickgardner.com

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