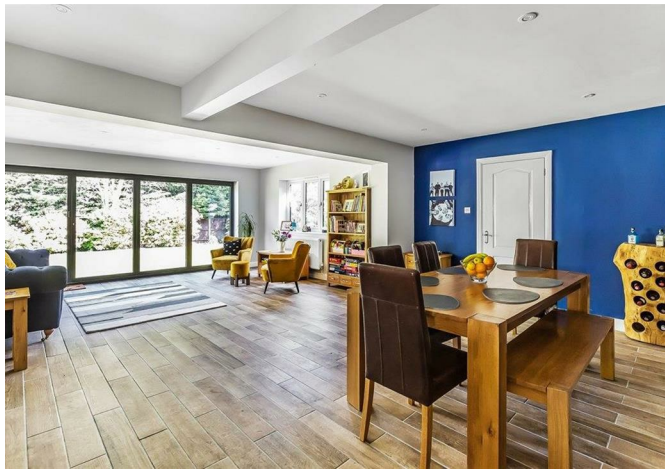




25 Cedar Drive, Fetcham, Surrey, KT22 9ET

Price Guide £1,250,000



- SUPERB 5 BEDROOM DETACHED HOUSE
- LARGE KITCHEN/DINING/FAMILY ROOM
- QUIET AND SECLUDED POSITION
- CLOAKROOM
- GARDENS ON ALL 4 SIDES
- 11'8 HOME OFFICE
- QUALITY CABINETS WITH APPLIANCES
- 2 LUXURY BATHROOMS (ONE EN-SUITE)
- DOUBLE WIDTH DRIVE AND GARAGE
- TRIPLE ASPECT FAMILY ROOM WITH BIFOLD'S

Description

AVAILABLE FOR VIEWINGS FROM THE 11TH MAY - BOOK YOUR APPOINTMENT NOW!

In a prime position within a small cul de sac, this modern detached house has been substantially improved with the addition of an extension to the rear which forms part of a large open plan kitchen/dining/family room.

Refurbished and tastefully decorated, the accommodation (which extends to 2431 sq.ft.) includes hall, cloakroom, home office, kitchen with beautifully fitted cabinets, quartz worktops, integrated appliances and triple aspect dining/family area with full width bifold doors to the garden.

On the first floor, the master bedroom has a luxury en-suite shower, four further bedrooms and family bathroom with white suite.

Externally, the peaceful and sunny garden offers a high degree of seclusion with and extends to all 4 sides. A double width driveway leads to an attached double garage

Situation

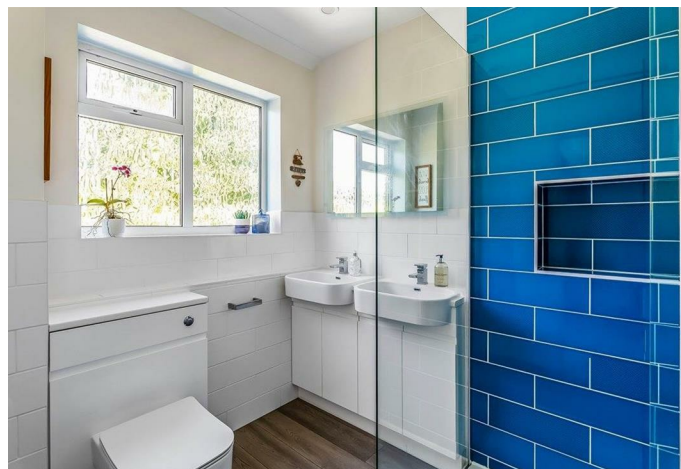
Fetcham Village is fortunate to have an OFSTED Outstanding Infants School and an OFSTED Good Middle School. For older children there is OFSTED Good Therfield in Leatherhead. There are numerous private schools in the vicinity including Parkside Prep School at Stoke D'Abernon and St John's School (11+) 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 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.

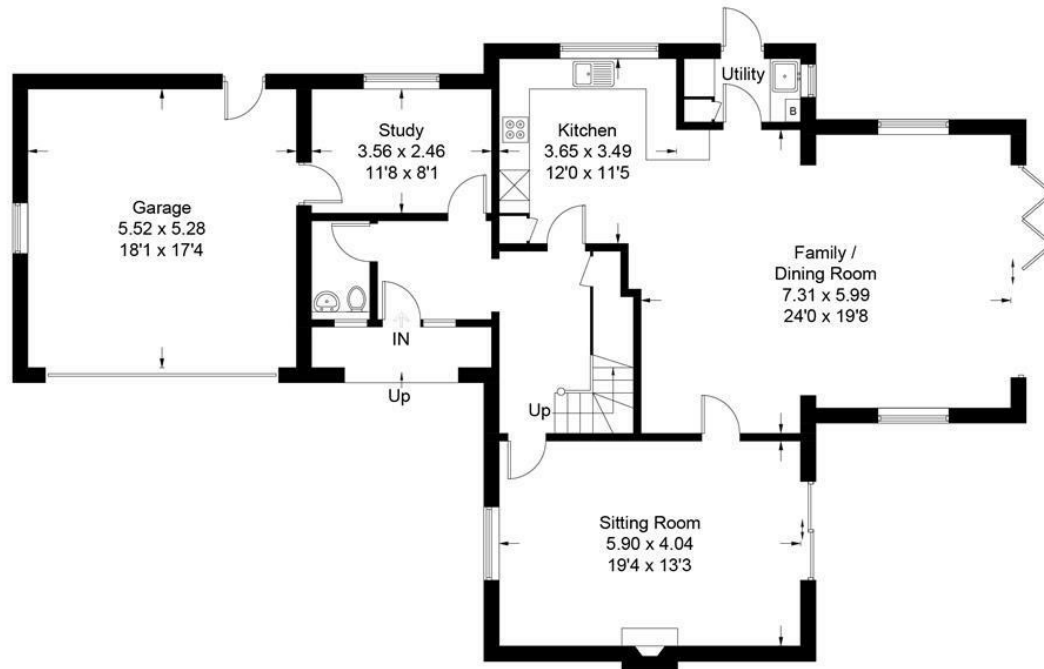
Cobham and Leatherhead main line railway stations offer excellent services to London Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow International Airports are within easy reach.

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

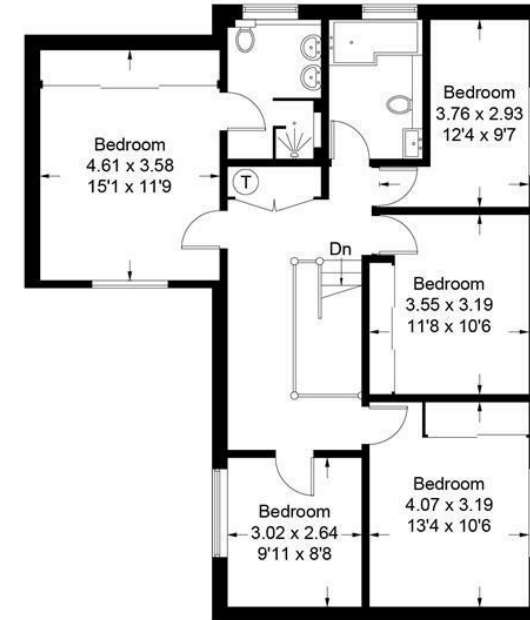
Tenure	Freehold
EPC	D
Council Tax Band	G



Approximate Gross Internal Area = 225.9 sq m / 2431 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. (ID970816)
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