



37 Cobham Road, Fetcham, Leatherhead, KT22 9HT

Price Guide £639,950



- DETACHED BUNGALOW
- FITTED KITCHEN
- HALL WITH CLOAKROOM
- LARGE UTILITY ROOM
- WELL MAINTAINED GARDEN
- THREE BEDROOMS
- SITTING ROOM
- MODERN SHOWER ROOM
- CONSERVATORY
- AMPLE OFF STREET PARKING

Description

This lovely detached bungalow offers just under 1100 sq.ft of well appointed accommodation whilst ideally positioned with walking distance of both Fetcham Village and Leatherhead town centre.

The accommodation comprises a reception hall with cloakroom, two double bedrooms with built-in wardrobes, single bedroom, modern fully tiled shower room, fitted kitchen, large utility room, lovely Sitting Room with fireplace and conservatory with views over the garden.

Outside, there is good sized driveway with adjoining lawn providing ample off street parking. Gated side access leads to a well maintained rear garden comprising a patio and lawn with paths to a summer house and garden shed.

Tenure	Freehold
EPC	C
Council Tax Band	F

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.

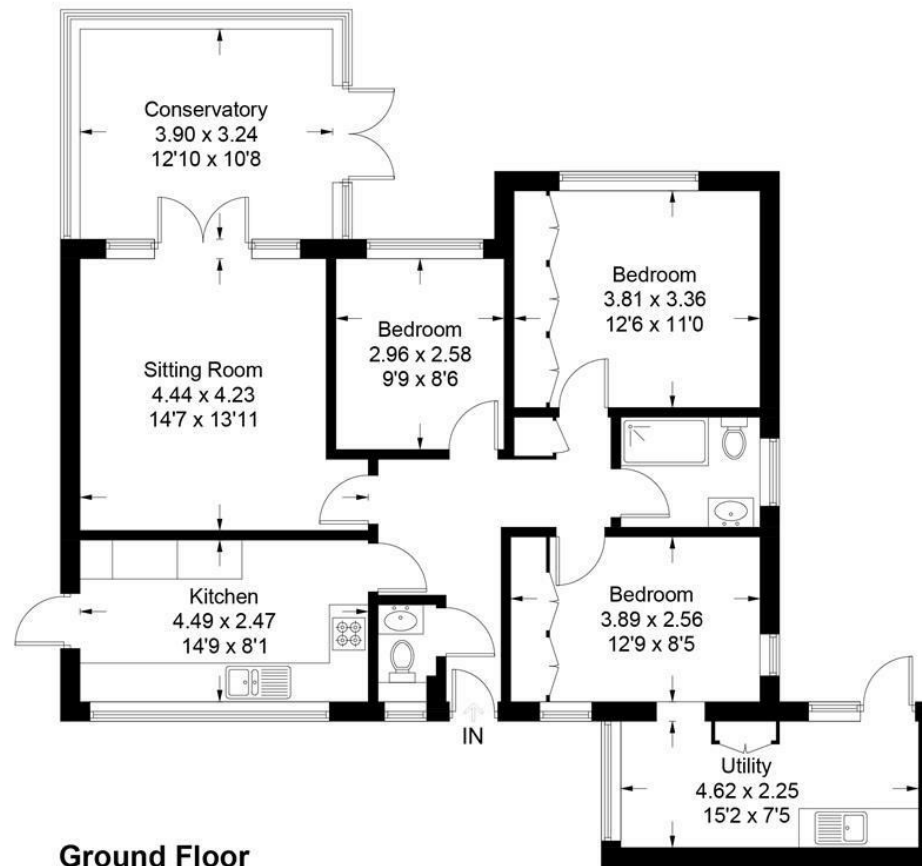
The village shops offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is 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 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. Bocketts Farm, Polesden Lacey and Norbury Park offer great family days out.



Approximate Gross Internal Area = 99.9 sq m / 1075 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. (ID1076981)
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