



Park Lodge Park Close, Fetcham, Surrey, KT22 9BD

Price Guide £1,275,000





- DETACHED HOUSE - PRIVATE CUL-DE-SAC
- ENTRANCE HALL & CLOAKROOM
- KITCHEN
- 3 MORE BEDROOMS & FAMILY BATHROOM
- ATTACHED DOUBLE GARAGE
- LARGE SOUTH FACING REAR GARDEN
- 3 RECEPTION ROOMS
- PRINCIPAL BEDROOM WITH ENSUITE
- DOUBLE GLAZED & GAS FIRED HEATING
- SCOPE TO ENLARGE



## Description

Set towards the end of a sought after private cul-de-sac, this 4 bedroom, 2 bathroom, detached family house enjoys a mature southerly rear facing garden.

To the front there is ample off road parking set before the integral double garage. Internally, the accommodation is light and airy. A wide storm porch gives protection to the front door which leads into a good sized entrance hall with guest cloakroom off and personal door through to garaging. There are 3 reception rooms including the separate but inter-communicating sitting room and dining rooms which are set at the rear of the house thus having full benefit of the southerly aspect with an outlook on the rear garden. The kitchen has a good array of base units and matching eye level cupboards and incorporates a distinct utility area with side door to the outside.

On the first floor there is a principal bedroom with ensuite and 3 further bedrooms served by a family bathroom.

The gardens are glorious and benefit from a sunny southerly aspect, enjoy a high degree of privacy and include a large sun terrace which stretches across the whole of the rear of the house, outdoor pool (filtered but requires a new heating unit), shaped lawns and well stocked flower beds and shrub borders.

Subject to planning, there is ample space to extend/enlarge the property.



## 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**

E

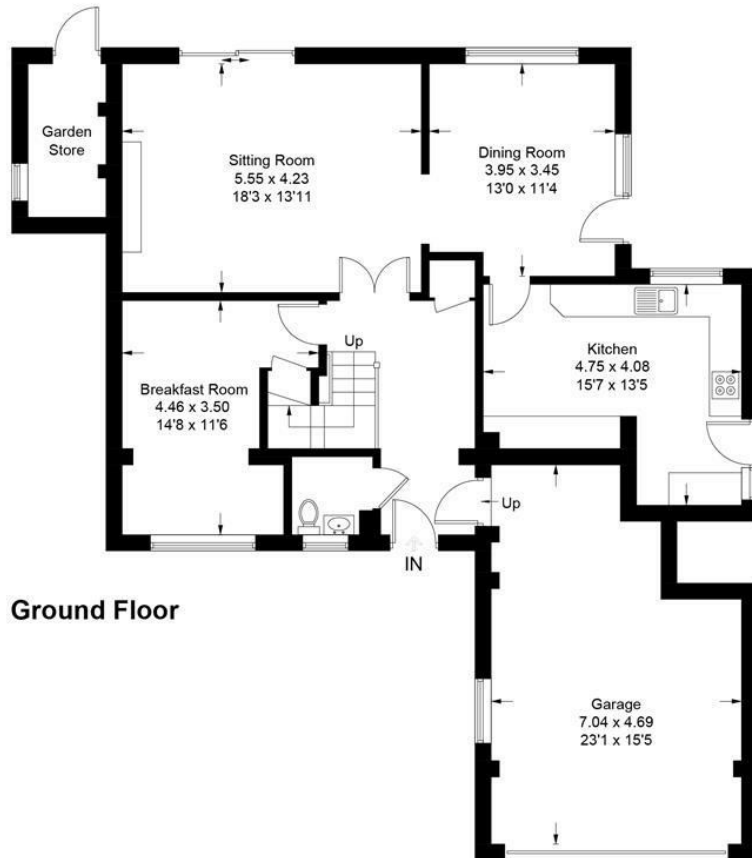
**Council Tax Band**

G

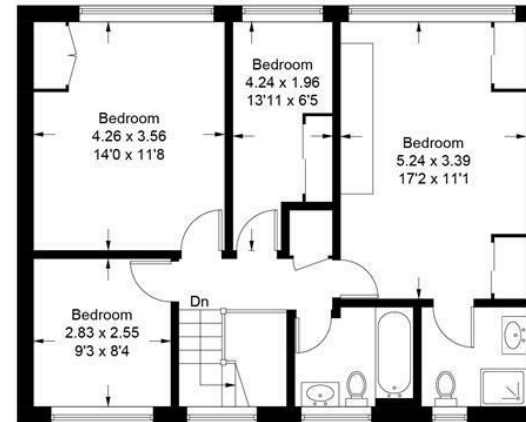
**Resident's Association (the**

Approximately £300 p.a.

Approximate Gross Internal Area = 181.2 sq m / 1950 sq ft  
Garden Store = 4.3 sq m / 46 sq ft  
Total = 185.5 sq m / 1996 sq ft



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. (ID1083074)  
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