



2 Hilley Field Lane, Fetcham, Surrey, KT22 9UX

Price Guide £725,000



- EXTENDED AND MODERNISED
- DRIVEWAY FOR 2/3 CARS
- ENSUITE AND FAMILY BATHROOM
- UTILITY ROOM + CLOAKROOM
- LANDSCAPED GARDEN
- OPEN PLAN KITCHEN/DINING
- 4 GOOD SIZED BEDROOMS
- 2 RECEPTION ROOMS
- GARDEN OFFICE
- SHORT WALK TO LOCAL SCHOOLS

Description

Built in the 1950's, this 4-bedroom home has been extended on both floors and extensively modernised throughout. The house currently offers 1654 sq ft of accommodation which could be further extended on the first floor (S.T.P.P) to provide substantial living space.

This home would be perfectly suitable for a family, the accommodation downstairs comprises of an entrance hall, sitting room with working fireplace, second (snug) reception room or study, lovely fitted kitchen/diner with bifold doors onto the garden, cloakroom and useful utility room.

Upstairs there are 4 good sized bedrooms. Both the principle ensuite and family bathroom have been stylishly modernised.

Externally, there is driveway parking for 2/3 cars. The rear garden extends out considerably and includes a patio area with a pond and pergola. There is also a garden office.

Situation

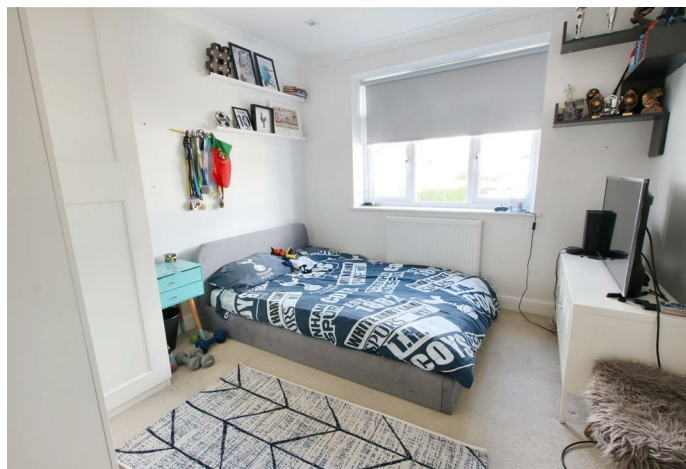
Fetcham Village is fortunate to have an OFSTED Outstanding Infants School and an OFSTED Good Middle School. For older children there is OFSTED Good Therfield in Leatherhead. There are numerous private schools in the vicinity including Parkside Prep School at Stoke D'Abernon and St John's School (11+)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

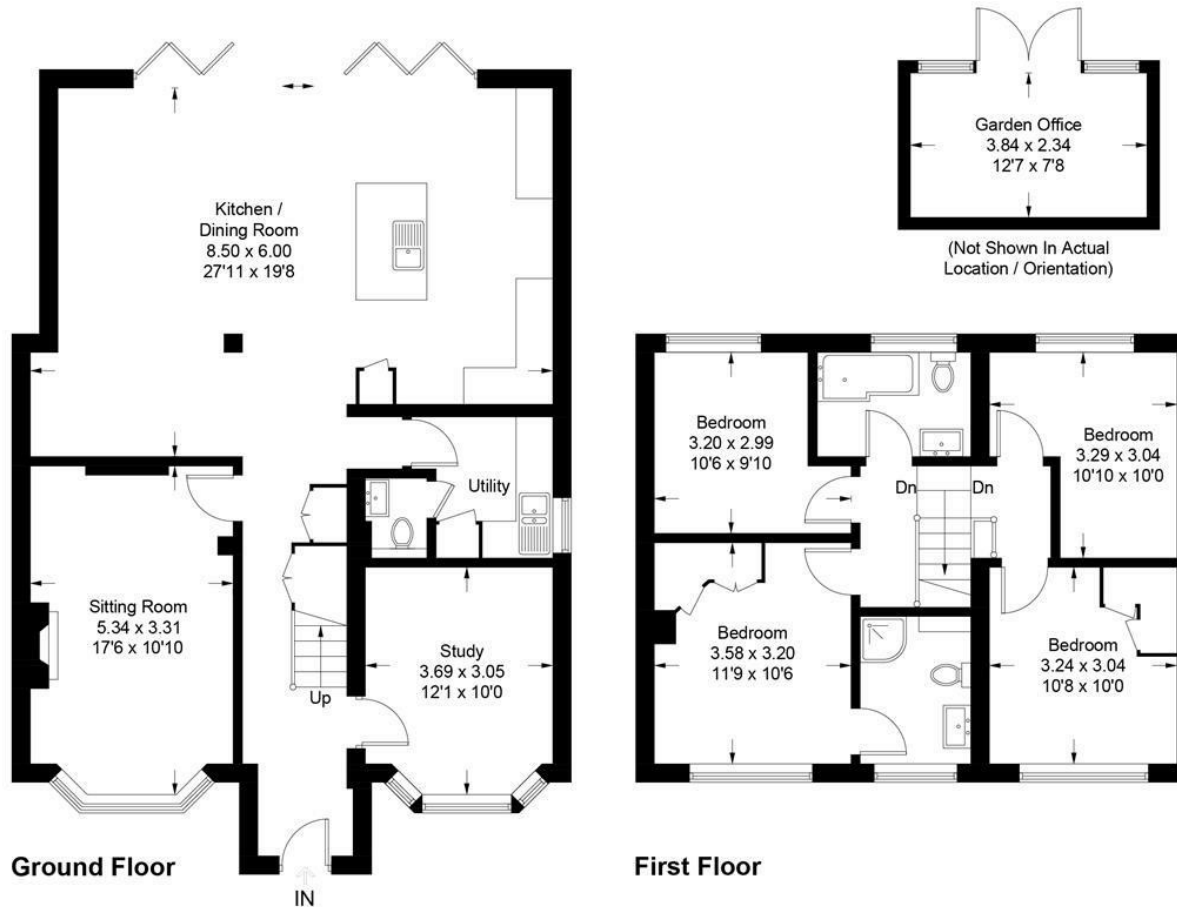
Cobham and Leatherhead main line railway stations offer excellent services to Waterloo, Victoria and London Bridge. Junction 9 of the M25 provides easy access to Gatwick and Heathrow.

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
	E



Approximate Gross Internal Area = 153.7 sq m / 1654 sq ft
Garden Office = 9.0 sq m / 97 sq ft
Total = 162.7 sq m / 1751 sq ft



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. (ID1087646)

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