



9 Raymead Way, Fetcham, Surrey, KT22 9LY

Price Guide £699,950



- 1930'S DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- UTILITY ROOM
- APPROX 160' GARDEN

- DRIVEWAY FOR TWO/THREE CARS
- GARDEN ROOM WITH WOOD BURNER
- KITCHEN WITH FITTED UNITS
- INTEGRAL GARAGE
- LOVELY VIEWS ACROSS NATURE RESERVE

Description

This well presented 3-bedroom 1930s detached house is located a short distance from Leatherhead train station and is ideally situated for both Fetcham village and Leatherhead town centre.

One of the principal features is the far-reaching views across the Fetcham nature reserve and mill pond.

This home would be perfectly suitable for a family, the accommodation downstairs comprises of an entrance hall with study, sitting room with adjoining family/garden room with wood burner and French doors onto the rear, second (snug) reception room, lovely, fitted kitchen, cloakroom and useful utility room.

Upstairs, there are 3 good sized bedrooms, one of which has access to a balcony. The family bathroom is a modern white suite with separate bath and shower.

Externally, there is driveway parking for 2/3 cars and an integral garage. The sunny rear garden extends out approximately 160' and includes a patio area with pond and a brick built shed.

Situation

Fetcham has an OFSTED Outstanding Infants School and an OFSTED Good Middle School. For older children there is OFSTED Good Therfield in Leatherhead. Private schools include Parkside Prep School at Stoke D'Abernon and St John's School (11+) in Leatherhead.

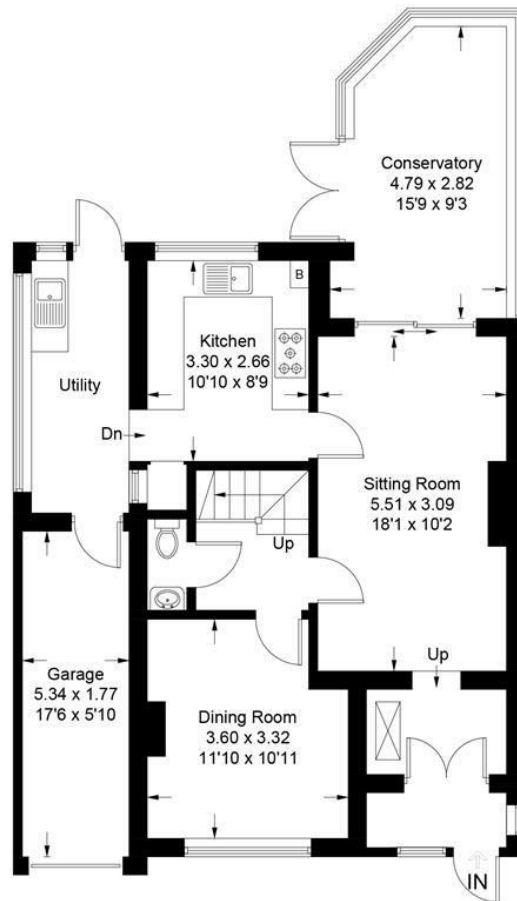
The village shops offer a good variety of outlets including a Sainsburys Local. A nearby footpath provides a short cut through to Leatherhead station and town centre. where there are comprehensive facilities including the partly covered Swan Shopping Centre, theatre, Waitrose Local and Nuffield Health Fitness Gym. The public leisure centre is at Fetcham Grove.

At the end of Raymead Way there is a public footpath that conveniently leads through the nature reserve to Leatherhead station. 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.

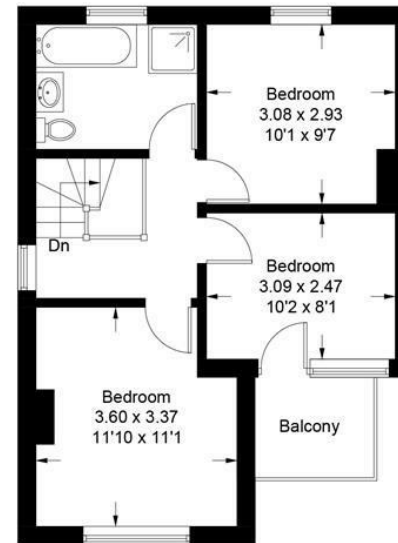
Tenure	Freehold
EPC	E
Council Tax Band	E
	E



Approximate Gross Internal Area = 126.8 sq m / 1365 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. (ID1080649)

www.bagshawandhardy.com © 2024

1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 **Email:** leatherhead@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

