



122 The Street, Fetcham, Surrey, KT22 9RE

Price Guide £399,950



- SEMI-DETACHED HOUSE
- KITCHEN
- 3 BEDROOMS
- OPPORTUNITY TO EXTEND
- IN NEED OF MODERNISATION
- TWO RECEPTION ROOMS
- GROUND FLOOR BATHROOM
- LARGE REAR GARDEN
- CLOSE TO SHOPS & SCHOOLS
- GAS FIRED HEATING VIA RADIATORS

Description

This 3 bedroom semi-detached house, extended on the ground floor so that the layout offers two separate reception rooms, it also benefits from a large triangular shaped rear garden having a mean depth of about 70' and 65' width. The property whilst in need of modernisation also provides an opportunity (subject to planning) for a further extension if desired. Located within the heart of the village, shops and other amenities are within a moments' walk. 'First come, first served' off road parking is available to the front of this property/neighbouring properties.

Situation

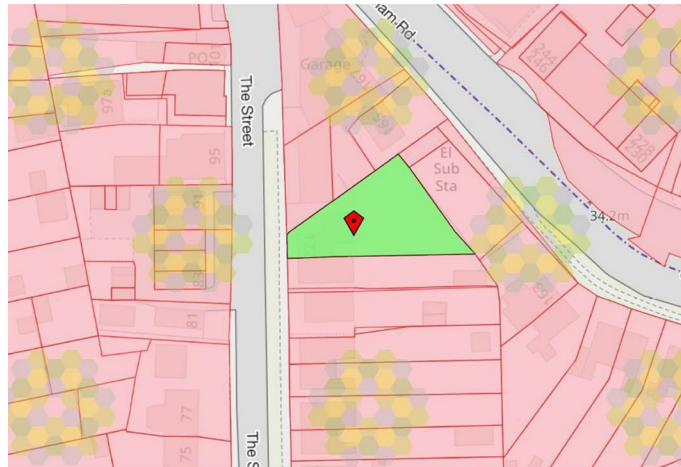
Fetcham Village is fortunate to have an OFSTED Outstanding Infants School and an OFSTED Good Junior School. For older (Secondary School) children there is OFSTED Good Therfield in Leatherhead.

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.

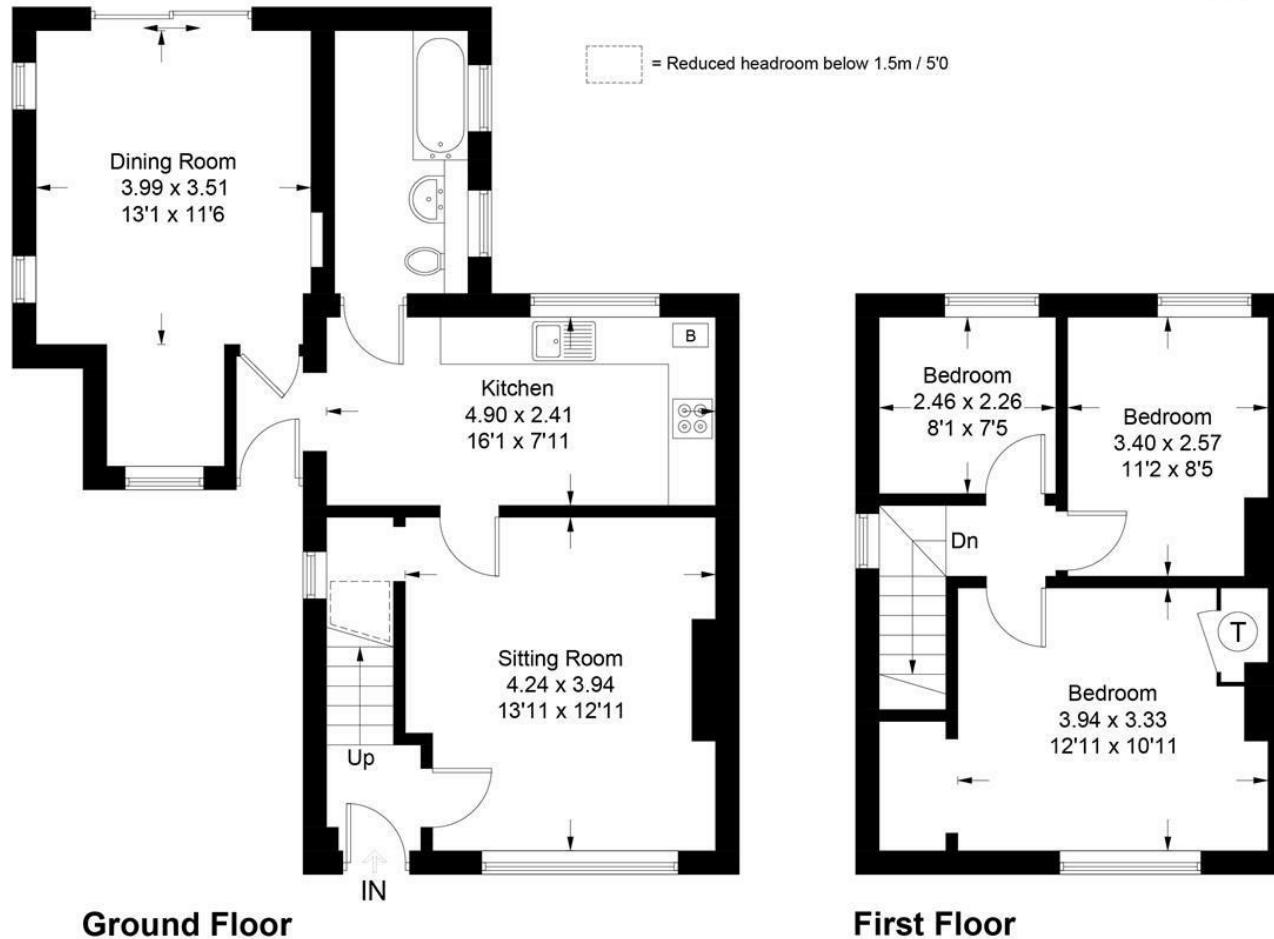
Cobham and Leatherhead main line railway stations offer excellent services to London Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow International Airports are within easy reach.

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	D



Approximate Gross Internal Area = 93.6 sq m / 1007 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. (ID1023072)

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