



**patrick  
gardner**  
RESIDENTIAL

5 Lodge Road, Fetcham, Leatherhead, Surrey, KT22 9QY

Price Guide £829,950



- EXTENDED 1930's SEMI-DETACHED HOUSE
- FIVE BEDROOMS + THREE BATHROOMS
- SITTING ROOM
- GROUND FLOOR WC & SHOWER
- GARAGE & OFF STREET PARKING
- 1783 SQ FT (Incl.gge)
- KITCHEN/DINING/FAMILY ROOM
- MASTER BEDROOM + ENSUITE
- SOUTHERLY FACING GARDEN
- SHORT WALK TO VILLAGE AND SCHOOLS

## Description

This beautifully presented 1930's five bedroom semi-detached family house has been superbly extended and remodelled to create light and spacious family living throughout whilst set on a southerly facing plot just a short walk from local schools and Fetcham Village.

A covered porch leads to the entrance hall with coats hanging space, stylish glass balustrade, useful under stairs utility area and cloakroom with shower enclosure. The sitting room features oak flooring, log burning stove and concealed wiring for a TV entertainment system. The kitchen/Breakfast room enjoys views over the rear garden, part vaulted breakfast area, modern painted shaker cabinets, solid wood worksurfaces with breakfast bar, integrated appliances, French doors to rear terrace and excellent family area.

On the first floor there are three double bedrooms (all with fitted wardrobes) and single fifth bedroom (currently used as a home office) which share a lovely family bathroom featuring twin basins with fitted drawers and cupboards below. From the landing stairs lead to a superb double aspect master bedroom suite incorporating a splendid fully tiled en suite with large walk in shower, two ranges of fitted wardrobes and Juliette balcony.

Outside, a gated block pavier driveway provides off street parking and leads to an integral single garage. A rear personal door from the garage leads to a splendid landscaped rear garden with Southerly aspect, including path to a newly built sun terrace, sandstone patio with steps to the lawn and screen fencing.

## 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.

<b>Tenure</b>	Freehold
<b>EPC</b>	C
<b>Council Tax Band</b>	D



Approximate Gross Internal Area = 152.5 sq m / 1641 sq ft  
 Garage = 13.2 sq m / 142 sq ft  
 Total = 165.7 sq m / 1783 sq ft



 = Reduced headroom below 1.5m / 5'0



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. (ID747116)

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