



32 Hazel Way, Fetcham, Leatherhead, Surrey, KT22 9QD

Price Guide £1,125,000



- EXTENDED DETACHED HOUSE
- 3 BATHROOMS AND DOWNSTAIRS CLOAKROOM
- 2582 SQ.FT + LARGE GARAGE/UTILITY
- LARGE GARAGE & UTILITY AREA
- GOOD SIZED GARDEN
- 4 RECEPTION ROOMS, 5 BEDROOMS
- KITCHEN BREAKFAST ROOM
- ANNEXE POTENTIAL *
- CLOSE TO LOCAL SCHOOLS
- QUIET RESIDENTIAL LOCATION

Description

This superb double fronted 5 bedroom detached house has been greatly extended and improved in recent years and now provides exceptionally spacious family accommodation.

A covered porch leads through to spacious entrance hall with smart modern downstairs cloakroom. A superb kitchen features Corian work surfaces, a comprehensive range of fitted cabinets, breakfast bar, space for American style fridge/freezer, range oven and instant hot water tap. A return door leads through the open plan sitting/dining/family room featuring solid Bamboo flooring and a double aspect 29' family room ideal for entertaining.

*From the family room, an inner hall leads to a separate study with door to the garden, double bedroom with built in wardrobe and a luxury shower room. This area, in conjunction with the family room, could create an excellent annexe should a purchaser so desire.

From the hall, stairs lead to a large 'L' shaped landing with large linen cupboard and superb vaulted sitting area with Juliette balcony with views over the rear gardens. There are three large double bedrooms and a single bedroom served by two large luxury bathrooms both featuring separate showers and baths.

Outside, a carriage drive provides for ample off street parking and leads to a large single garage with up and over door. Access through the garage leads to a lovely 75' x 60' garden featuring a wide patio, good size lawn, timber workshop and large greenhouse.

N.B. There is LAPSED planning permission, which has been part implemented, for a porch extension to the front and an additional side extension to comprise garage and accommodation over.



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.

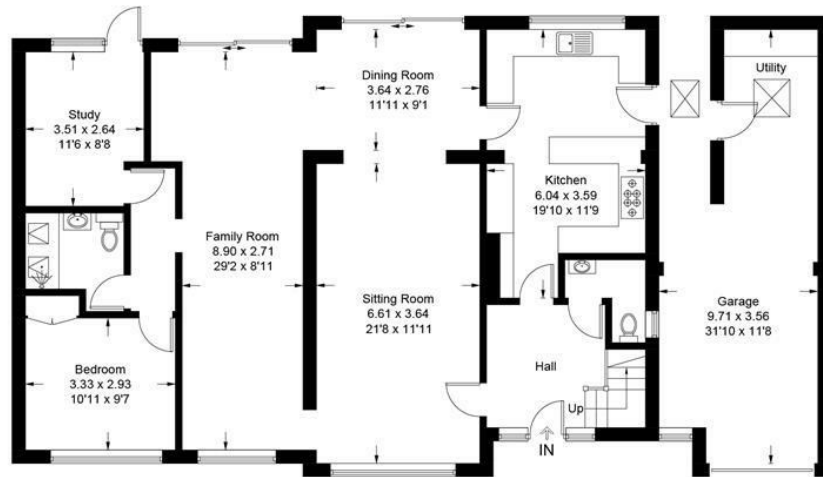
The village shops are a short walk away and offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the partly covered Swan Shopping Centre, theatre, Waitrose Local in Church Street and Nuffield Health Fitness Gym 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.

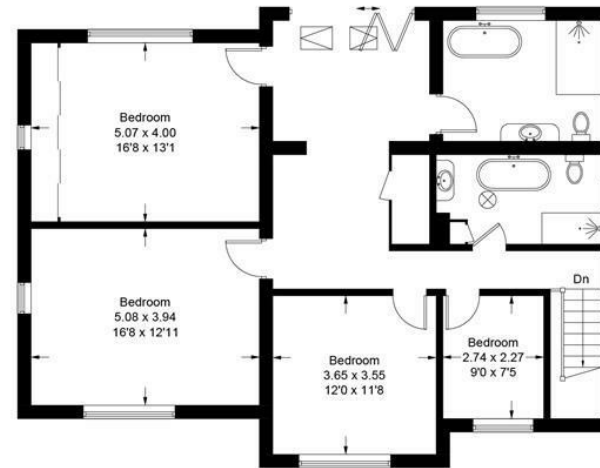
The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand.

Tenure	Freehold
EPC	C
Council Tax Band	G

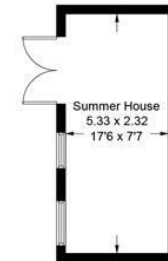
Approximate Gross Internal Area = 239.9 sq m / 2582 sq ft
Summer House = 12.3 sq m / 132 sq ft
Total = 252.2 sq m / 2714 sq ft
(Excluding Garage / Utility)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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. (ID1101212)

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