



11 Cock Lane, Fetcham, Leatherhead, Surrey, KT22 9TT

Price Guide £635,000



- 1930's BUILT SEMI DETACHED BUNGALOW
- 2 BATHROOMS
- SUPERB FITTED KITCHEN/BREAKFAST ROOM
- NEW GAS BOILER IN 2019
- OFF ROAD PARKING FOR SEVERAL CARS
- 3 BEDROOMS
- 20' LOUNGE/DINING ROOM
- DOUBLE GLAZING
- SOUTH FACING 120' REAR GARDEN
- EXTENDED & IMPROVED TO A HIGH STANDARD

## Description

Less than 5 minutes walk from Fetcham shops, this 1930's built semi detached bungalow has been extended to the side to create spacious 3 bedroom accommodation and has recently undergone substantial renovation and modernisation.

The rear aspect is south facing and the kitchen/conservatory and 20' lounge/dining room both take advantage of the lovely sunny outlook over the large lawned rear garden and patio. Further accommodation includes 3 bedrooms, 2 bathrooms (the en-suite shower is off bedroom 3).

Within the last 5 years, in addition to the extension, improvements include fitted kitchen with integrated appliances, bathrooms, new roof, gutters and soffits, sandstone patio, doors, gas central heating boiler and many radiators.

Externally are 120' south facing rear gardens and ample parking to the front for several cars.

## Situation

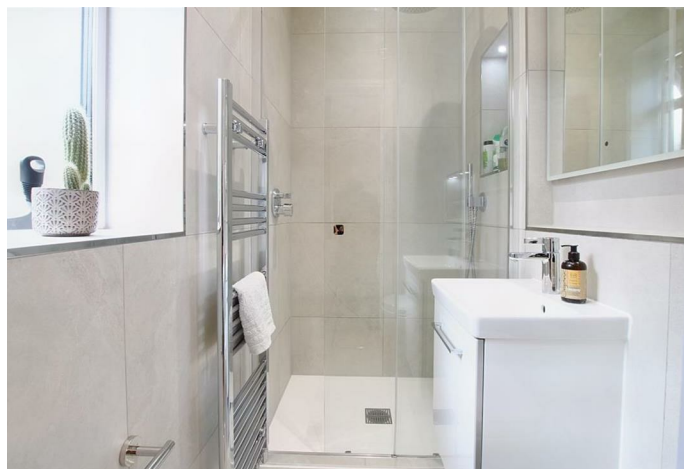
Fetcham Village is fortunate to have an OFSTED Outstanding Infants School and an OFSTED Good Middle School. For older children there is OFSTED Good Therfield in Leatherhead. There are numerous private schools in the vicinity including Parkside Prep School at Stoke D'Abernon and St John's School (11+)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

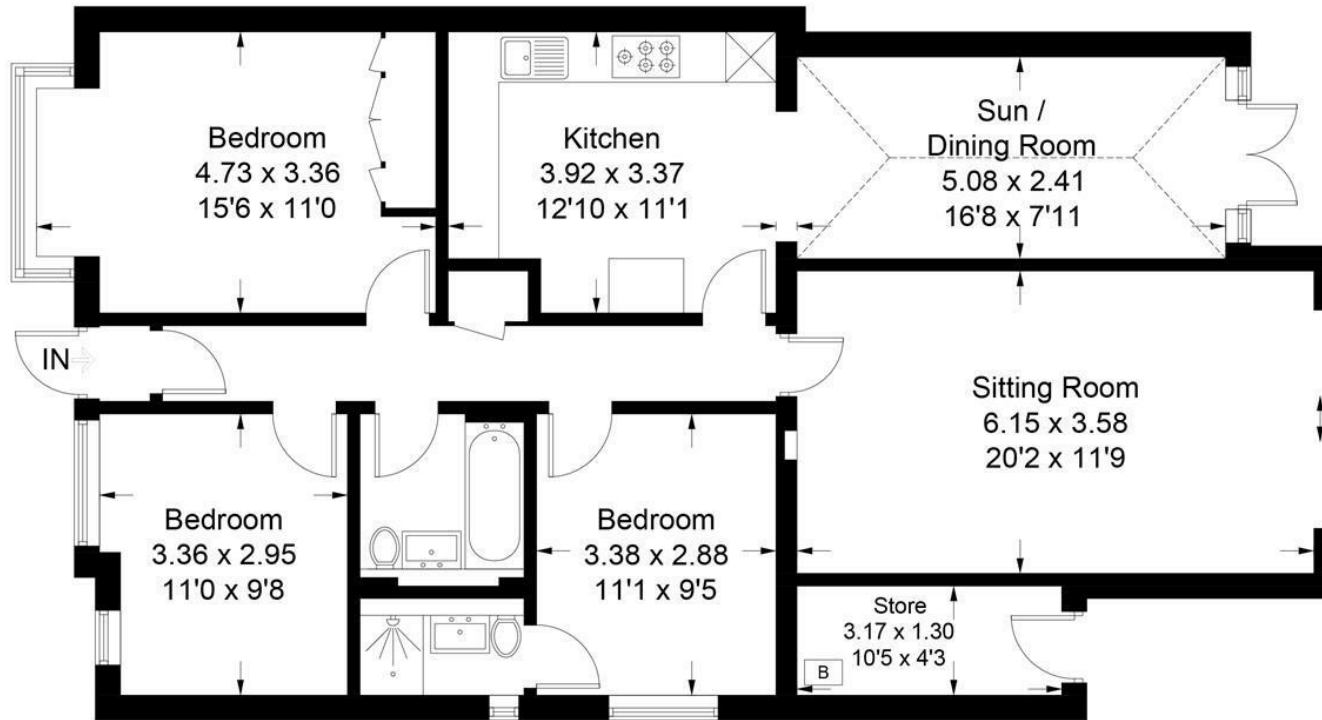
Cobham and Leatherhead main line railway stations offer excellent services to London Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow International Airports are within easy reach.

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

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



Approximate Gross Internal Area = 107.1 sq m / 1153 sq ft



## Ground 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. (ID1010505)

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