



30 Warrene Road, Fetcham, Leatherhead, Surrey, KT22 9UQ

Price Guide £525,000





- SEMI-DETACHED BUNGALOW
- SITTING ROOM
- MODERN BATHROOM
- 100' + WESTERLY FACING GARDEN
- BRICK GARAGE
- TWO BEDROOMS
- KITCHEN BREAKFAST ROOM
- SCOPE FOR LOFT CONVERSION (STPP)
- DRIVEWAY + PARKING
- CLOSE TO LOCAL SCHOOLS & VILLAGE



## Description

This 1930's semi-detached bungalow has been tastefully refurbished to create delightful living space throughout whilst set on a 100'+ Westerly facing plot on a quiet residential road.

Offering further scope for a loft conversion or ground floor extension (STPP) the accommodation includes a reception hall, sitting room with bay window, double bedroom, single bedroom, modern bathroom and kitchen breakfast room with small utility area and door to the rear garden.

Outside, a good sized driveway provides ample off street parking with narrow driveway leading to a detached brick built garage with pitch roof. The garden is mainly laid to lawn with screen fencing.

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

## 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.

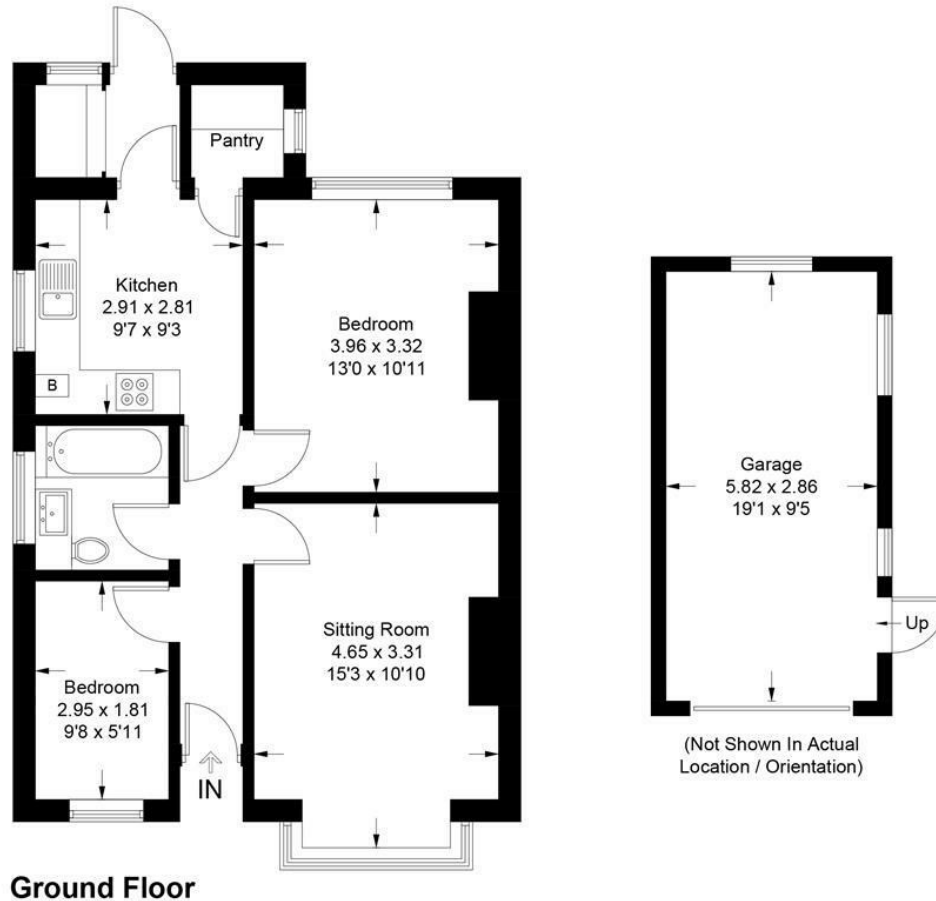
The village shops offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the partly covered Swan Shopping Centre, theatre, Waitrose Local in Church Street and Nuffield Health Fitness Gym in The Crescent. The public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



Approximate Gross Internal Area = 56.5 sq m / 608 sq ft  
Garage = 16.5 sq m / 178 sq ft  
Total = 73.0 sq m / 786 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. (ID1109857)

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