



 **patrick
gardner**
RESIDENTIAL

4 Shamrock Close, Fetcham, Surrey, KT22 9JG

Price Guide £550,000



- END OF CHAIN
- THREE BEDROOMS
- CLOSE TO THE VILLAGE
- LARGE MAIN BEDROOM
- OPEN PLAN KITCHEN/DINING ROOM
- RECENTLY REFURBISHED
- OFF STREET PARKING
- TWO BATHROOMS
- CLOSE TO LOCAL SCHOOLS
- INTEGRATED APPLIANCES

Description

This beautifully refurbished and extended 3 bedroom Chalet style bungalow comes to the market with no onward chain.

To the front of the property the drive way is block paved providing off-street parking. On the ground floor there is a stunning kitchen/diner across the back of the property over looking the beautifully lawned garden. There is a separate living room, a ground floor bedroom and a bathroom.

Upstairs there are two bedrooms which share a shower room, with the main bedroom being 16'9 x 10'4.

The garden is south facing which includes a beautiful patio area which is laid in smooth sandstone. The rest of the garden is turfed with a hard standing at the back for either a work from home cabin or a shed.

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. 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.

Tenure

Freehold

EPC

tbc

Council Tax Band

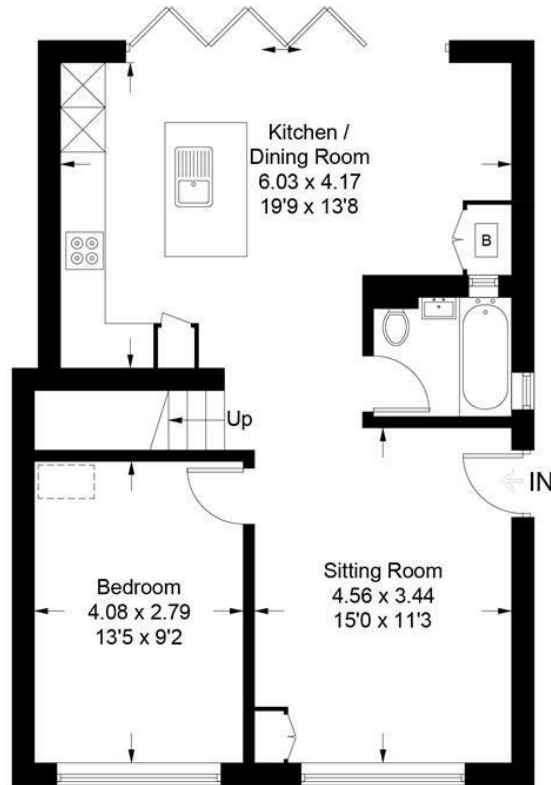
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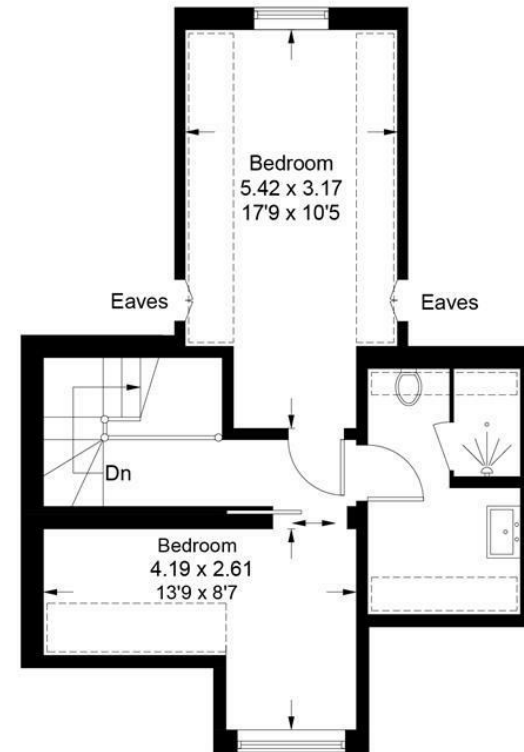
Approximate Gross Internal Area = 98.3 sq m / 1058 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First 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. (ID987944)

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