



 **patrick
gardner**
RESIDENTIAL

174 Cobham Road, Fetcham, KT22 9JR

Price Guide £639,950



- 1930's SEMI-DETACHED HOUSE
- DINING ROOM
- SITTING ROOM
- BATHROOM
- GARDEN CABIN

- THREE BEDROOMS
- MODERN FITTED KITCHEN
- OFF STREET PARKING
- CLOSE TO LOCAL SCHOOLS
- 150' REAR GARDEN

Description

This extended 1930's three bedroom semi-detached family house is situated a short walk from local schools and Fetcham Village whilst enjoying a lovely 150' rear garden.

The accommodation comprise a reception hall with useful under stairs cupboard, dining room with square bay window, sitting room with steps to a lovely sun room and well appointed kitchen with fitted cabinets, granite work surfaces range oven and American Style fridge freezer. Upstairs, there are three bedrooms and family bathroom.

Outside, there is off street parking for three cars, gated side access leads to a superb rear garden incorporating a large rear terrace with steps to well maintained lawns which meander past shaped flower beds, pond, green house, herbaceous borders and garden shed bordered by wealth of mature trees and hedging. At the end of the garden is a lovely garden cabin with covered decked terrace providing an ideal area to work from home, relax or entertain.

Tenure Freehold

EPC D

Council Tax Band 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.

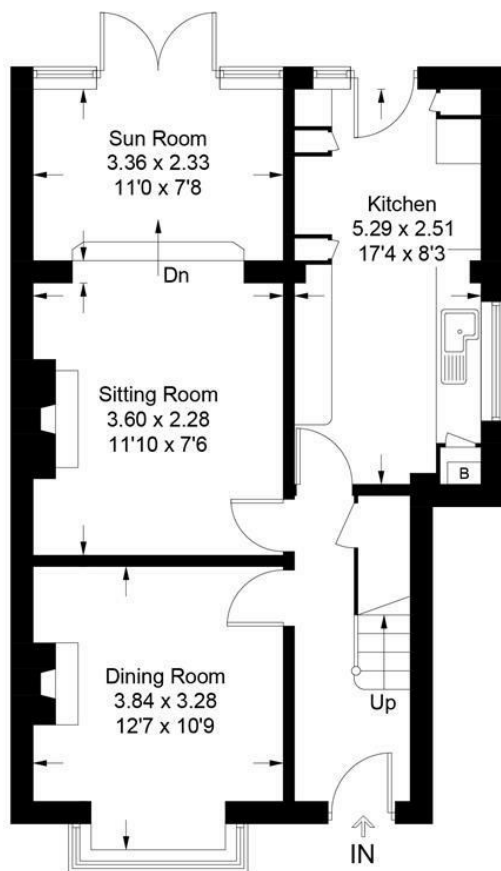
The village shops offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is located on the edge of the town at Fetcham Grove.

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

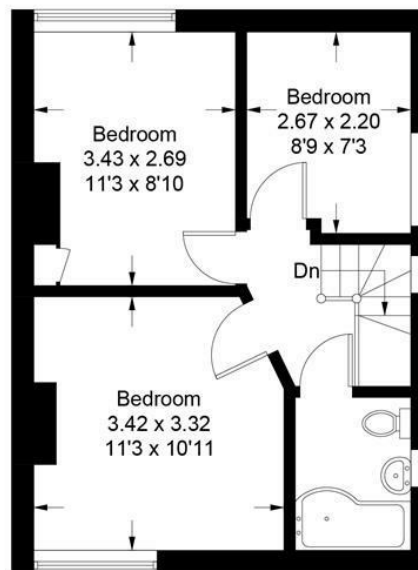
The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand. Bocketts Farm, Polesden Lacey and Norbury Park offer great family days out.



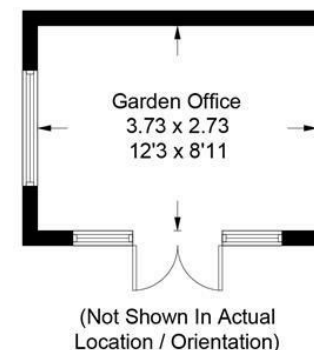
Approximate Gross Internal Area = 90.0 sq m / 969 sq ft
 Outbuilding = 10.3 sq m / 111 sq ft
 Total = 100.3 sq m / 1080 sq ft



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. (ID1118582)
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