



12 School Lane, Fetcham, Surrey, KT22 9JU

Price Guide £745,000





- DETACHED BUNGALOW
- SITTING ROOM
- FITTED KITCHEN\*
- GOOD SIZED DRIVEWAY
- SHORT WALK TO VILLAGE

- THREE DOUBLE BEDROOMS
- DINING AREA
- 100' NORTH WEST GARDEN
- LUXURY SHOWER ROOM
- SOUGHT AFTER ROAD



## Description

This delightful three bedroom detached bungalow is set in a sought after tree lined road whilst just a short walk from Fetcham village and local schools.

Light and spacious throughout, the well appointed accommodation comprises a reception hall, three double bedrooms (two with fitted wardrobes), luxury shower room with large walk-in shower, 20'3 x 15'9 double aspect Sitting Room with sliding doors to terrace, separate dining area and fitted kitchen\*

\*Please see attached 2nd floorplan which shows the potential to create a larger kitchen/dining room.

The property is well set back from the road providing plenty of space for the driveway and parking. Gated side access leads to a lovely 100' rear garden incorporating large rear terrace, fruit trees, lawn and garden shed.

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

## 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.

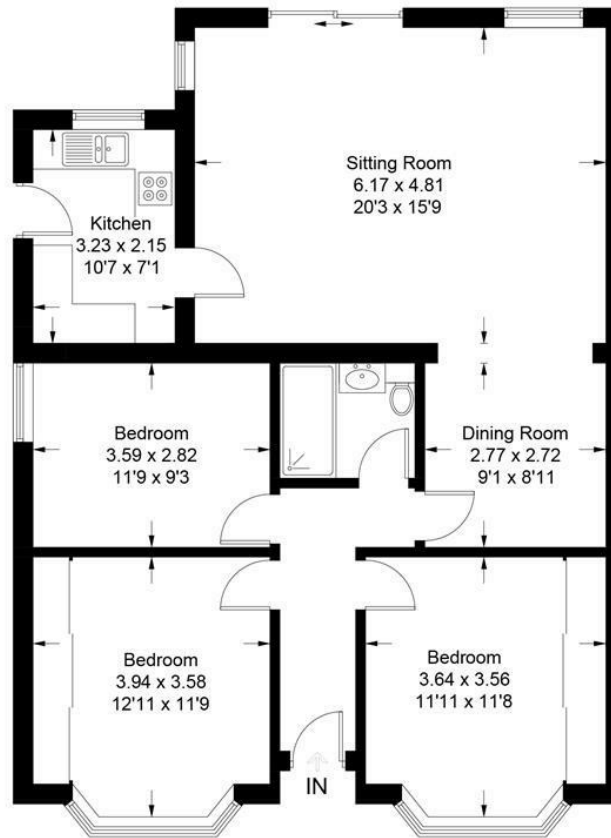
The village shops offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the partly covered Swan Shopping Centre, theatre, Waitrose Local in Church Street and Nuffield Health Fitness Gym in The Crescent. The public 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 = 96.1 sq m / 1034 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. (ID987129)

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