



21 Lodge Road, Fetcham, KT22 9QY

Price Guide £679,950



- EXTENDED SEMI-DETACHED HOUSE
- 23'10 x 11 SITTING ROOM
- MODERN FITTED KITCHEN
- DRIVE WITH OFF STREET PARKING
- 1338 SQ.FT. PLUS GARAGE & SHED
- FOUR BEDROOMS
- DINING ROOM
- MODERN BATHROOM
- SOUTHERLY FACING GARDEN
- CLOSE TO SCHOOLS & VILLAGE

Description

This extended four bedroom semi-detached house is situated in an established residential road within a short walk of local schools and Fetcham Village

On the ground floor the accommodation comprises a reception hall, 23'10 x 11 sitting room with fireplace, modern fitted kitchen with return opening to the dining room with views over the rear garden.

Upstairs, there are two double bedroom, single bedroom (currently used as a study) and modern bathroom.

Stairs from the landing lead to the fourth 18' x 14' bedroom with further eaves storage space.

Outside, there is off street parking with side access leading to a good sized single garage. The rear garden has a depth of approximately 90', has Southerly aspect, good sized lawn, mature trees and garden shed.

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|-------------------------|----------|
| Tenure | Freehold |
| EPC | E |
| 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 range of well considered state schools in the area. 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.

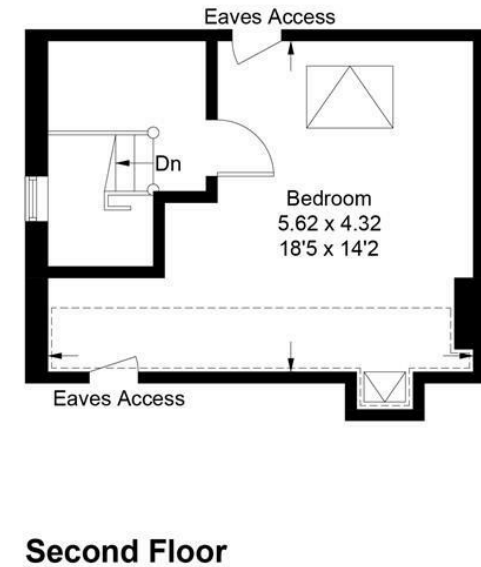
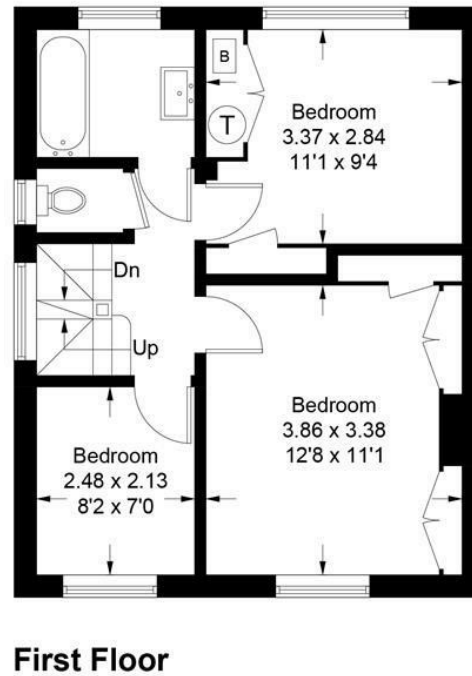
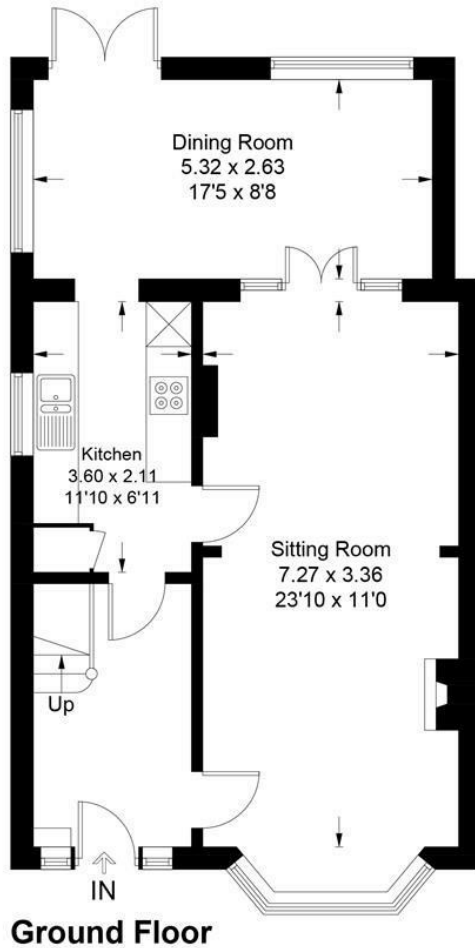
The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand.



Approximate Gross Internal Area = 124.3 sq m / 1338 sq ft



 = Reduced headroom below 1.5m / 5'0



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. (ID1125764)

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