



7 River Walk, Fetcham, Leatherhead, Surrey, KT22 9FF

Price Guide £699,950



- SPACIOUS SEMI-DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- 19' SITTING ROOM
- PRIVATE CUL-DE-SAC
- LOVELY REAR GARDEN
- JUST UNDER 1250 sq.ft.
- TWO BATHROOMS
- SUPERB KITCHEN BREAKFAST ROOM
- OFF STREET PARKING
- 5 YEARS (UNEXPIRED) NHBC WARRANTY

Description

This beautifully appointed and recently upgraded three bedroom halls adjoining semi-detached house offers just under 1250 sq.ft. of stylish family accommodation whilst set on a quiet cul-de-sac just a few minutes walk from Fetcham Village.

A covered porch leads through to a spacious entrance hall with tiled floor, coats cupboard and cloakroom. The kitchen breakfast room has Quartz work surfaces, integrated appliances, range of fitted cabinets and space for dining table with view over the front field. An impressive 19' x 15' sitting room has a modern fireplace and double French doors to the rear garden.

Upstairs, the master bedroom has a luxury en suite shower room, fitted wardrobes and TV recess whilst bedrooms 2 and 3 both have smart fitted wardrobes and share the family bathroom with separate shower and bath.

Outside, a block pavier drive provides for ample off street parking with side gate leading the rear garden with rear terrace and lawn overlooking open countryside beyond. There is a 16'5 x 10'10 garden cabin/home office which is insulated with RCD protected power supply.

Private Road - service charge £670.00 per six months



Situation

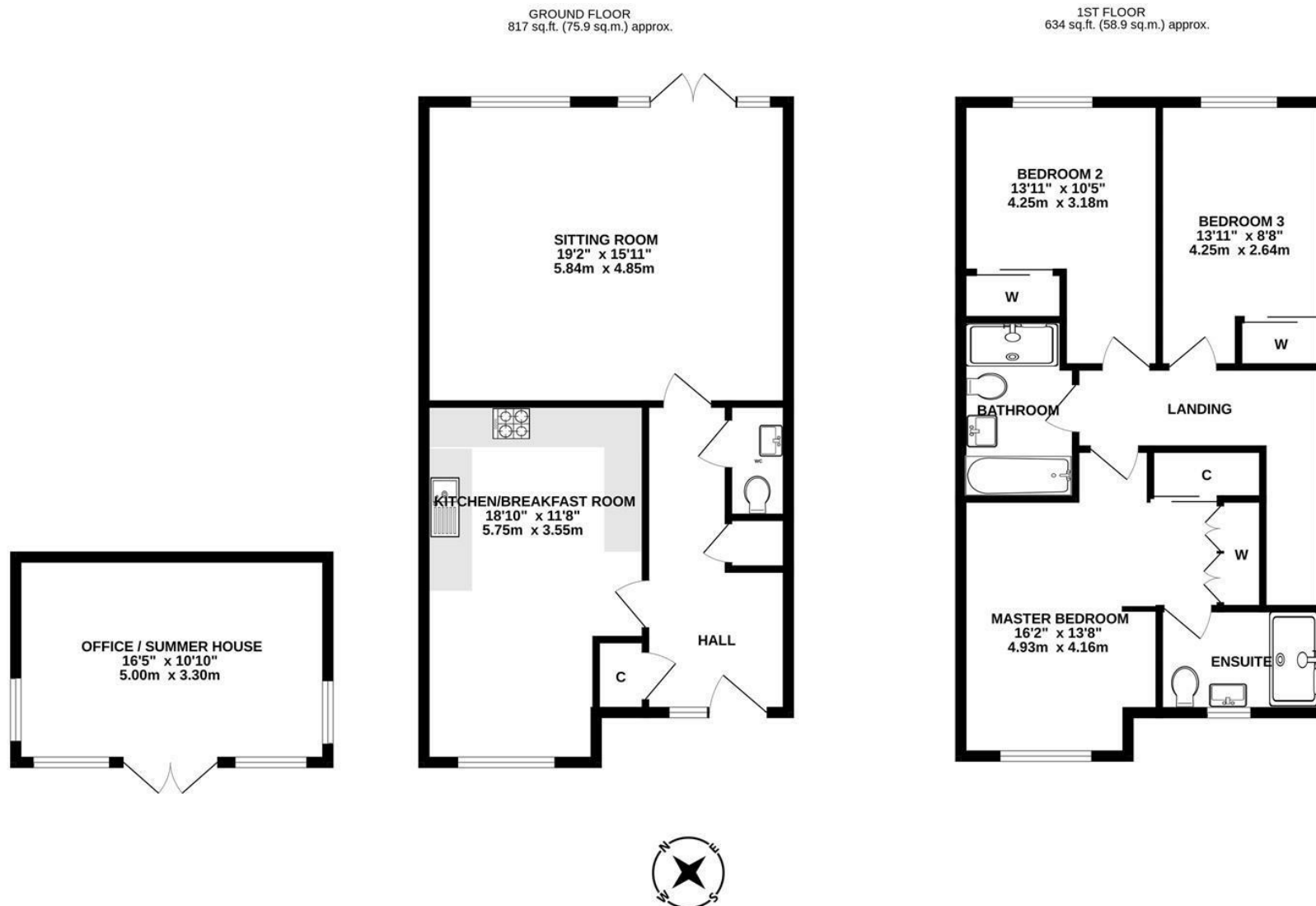
Fetcham Village is fortunate to have an OFSTED Outstanding Infants School and an OFSTED Good Middle School. For older children there is OFSTED Good Therfield in Leatherhead. There are numerous private schools in the vicinity including Parkside Prep School at Stoke D'Abernon and St John's School (11+) 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.

Tenure	Freehold
EPC	B
Council Tax Band	E



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 **Email:** leatherhead@patrickgardner.com
www.patrickgardner.com

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