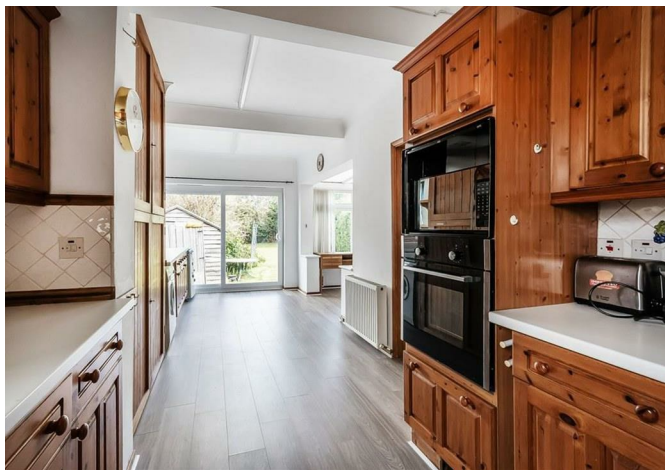




92 The Street, Fetcham, Surrey, KT22 9RF

Price Guide £619,950



- 2 BEDROOM (COULD BE 3) BUNGALOW
- SCOPE TO REMODEL FOR 3RD BEDROOM
- RECEPTION HALL
- SPACIOUS LIVING ROOM
- CONSERVATORY
- 100' + DEEP REAR GARDEN
- SCOPE FOR LOFT CONVERSION
- TWO DOUBLE BEDROOMS (ONE ENSUITE)
- 24'8 KITCHEN/BREAKFAST ROOM
- AMPLE OFF ROAD PARKING

Description

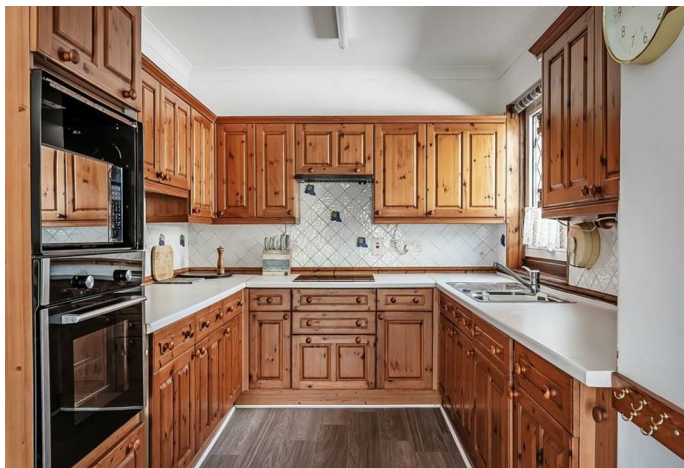
Originally laid out as a THREE BEDROOM home (and could be easily so again), this two double bedroom detached bungalow enjoys a 100' deep rear garden.

Conveniently, located within a few minutes' walk of the village shops, there is scope for enlargement which could include a loft conversion as well as a rear extension.

Presently the accommodation includes an entrance hall, double bedroom with circular bay window and ensuite, second double bedroom again with a circular bay window and an adjoining bathroom. Set overlooking the rear, with a double aspect is the 24'8 in length kitchen/breakfast room which if 'shortened' would easily allow for creation of a 3rd bedroom. In addition, there is a well proportioned living room with open fireplace from where access to a large conservatory can be gained (as well as from the kitchen).

The rear garden has a north easterly aspect, is mainly laid to lawn, with garden shed and enjoys a high degree of boundary screening. To the front there is off road parking for 3-4 cars with side access around to the rear garden.

Tenure	Freehold
EPC	D
Council Tax Band	E



Situation

Fetcham Village is just a few minutes' walk away offering a good variety of outlets including a Sainsburys Local, Post Office, restaurant, takeaway shops, barber and hairdressers etc. 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. The public leisure centre is located on the edge of the town at Fetcham Grove. A short drive away, both 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.

Fetcham 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 area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand. Bocketts Farm, Denbies Wine Estate and Polesden Lacey are on the doorstep providing excellent family outdoor entertainment.

Approximate Gross Internal Area = 109.0 sq m / 1173 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. (ID1179606)

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