



34 Oswald Close, Fetcham, Surrey, KT22 9UG

Price Guide £625,000



- SEMI-DETACHED HOUSE
- 2 BATHROOMS
- KITCHEN WITH BREAKFAST BAR
- DOUBLE GLAZING
- OPPORTUNITY TO EXTEND STPP
- 3 BEDROOMS
- TRIPLE ASPECT LIVING/DINING ROOM
- GAS RADIATOR CENTRAL HEATING
- 130FT GARDEN
- GARAGE

## Description

This 3 bedroom semi-detached house provides lovely accommodation with an extensive garden and garage.

The bright interior has double glazing and gas radiator central heating. An entrance porch leads into the spacious living room which has double doors leading out into the garden and kitchen/breakfast room adjacent. On the first floor there are 3 bedrooms each with built-in wardrobes, a full bathroom and a modern shower room.

The 130ft garden has mature greenery and a storage shed. To the front there is off street parking and a garage.

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

## Situation

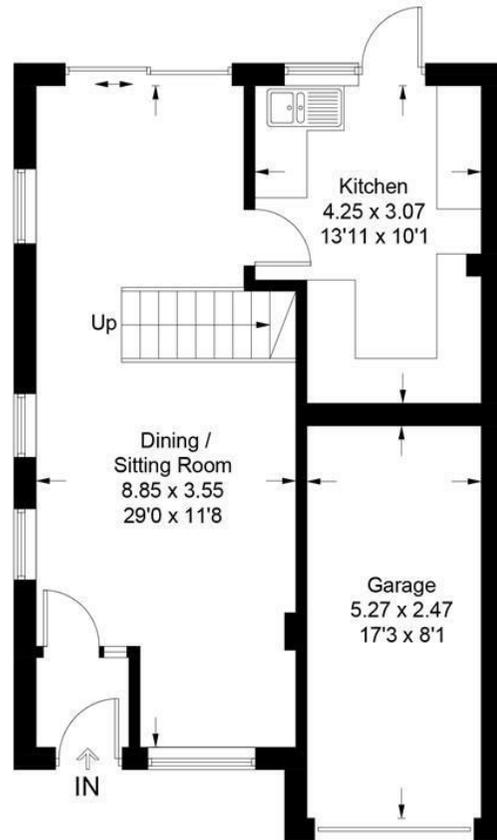
Fetcham has an OFSTED Outstanding Infants School and an OFSTED Good Middle School. For older children there is OFSTED Good Therfield in Leatherhead. Private schools include Parkside Prep School at Stoke D'Abernon and St John's School (11+) in Leatherhead.

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

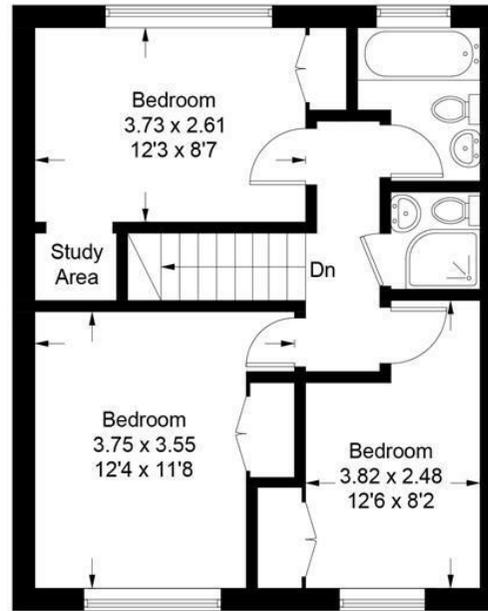
Cobham and Leatherhead main line railway stations offer excellent services to London Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow International Airports are within easy reach.



Approximate Gross Internal Area = 87.2 sq m / 939 sq ft  
Garage = 12.3 sq m / 132 sq ft  
Total = 99.5 sq m / 1071 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. (ID1180971)

[www.bagshawandhardy.com](http://www.bagshawandhardy.com) © 2025

1-3 Church Street, Leatherhead, Surrey, KT22 8DN  
**Tel:** 01372 360078 **Email:** [leatherhead@patrickgardner.com](mailto:leatherhead@patrickgardner.com)  
[www.patrickgardner.com](http://www.patrickgardner.com)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

