



70 Hazel Way, Fetcham, Leatherhead, KT22 9QD

Price Guide £599,950





- SEMI-DETACHED FAMILY HOME
- TWO BATHROOMS
- KITCHEN WITH INTEGRATED APPLIANCES
- GARDEN
- WALKING DISTANCE TO SCHOOLS
- THREE BEDROOMS
- SUPERB OPEN PLAN LIVING SPACE
- SEPARATE UTILITY ROOM
- OFF STREET PARKING
- NO CHAIN



## Description

This beautifully refurbished and extended 3 bedroom Chalet style bungalow comes to the market with no onward chain.

To the front of the property the drive way is block paved providing off-street parking. On the ground floor there is a stunning kitchen/living area across the back of the property overlooking the beautifully lawned garden. The modern fitted kitchen contains built in appliances. There is also a useful utility room off. There is a double and single bedroom downstairs as well as a family bathroom.

Upstairs there is a double bedroom (15'8 x 11'10) with an ensuite shower room.

The garden includes a patio which is laid with paving stones and the rest is laid to lawn.

This property comes to the market with no chain.

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

## 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 Swan Shopping Centre, theatre, Waitrose 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 Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow 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. Bocketts Farm, Polesden Lacey and Norbury Park offer great family days out.



## 70 Hazel Way



**Ground Floor**  
75.5 sq m / 813 sq ft

Approximate Gross Internal Area  
(Including Eaves Storage)  
98.9 sq m / 1065 sq ft



**First Floor**  
23.4 sq m / 252 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.

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