



Juniper Lodge 63 Lower Road, Fetcham, Surrey, KT22 9HD

Price Guide £925,000



- DETACHED BUNGALOW
- + 556 SQ.FT OF LOFT SPACE
- TWO LARGE RECEPTION ROOMS
- KITCHEN BREAKFAST ROOM
- GARAGING & PARKING
- 1843 SQ.FT. INCL. GGE
- THREE DOUBLE BEDROOMS
- PRINCIPAL BEDROOM WITH ENSUITE
- DELIGHTFUL FRONT & REAR GARDENS
- NO CHAIN

Description

A beautifully presented three double bedroom detached bungalow is set on a delightful 0.30 acre Southerly facing plot whilst offering 2399sq.ft.incl loft room and garaging.

A covered porch leads through to a spacious hall with coats cupboard and providing access via a pull down ladder to the impressive 556 sq'ft' loft space with good head height and wide dormer window.

There are two splendid reception rooms including a Dining room with fireplace and Sitting room with sliding doors to the rear terrace. There are three double bedrooms, en suite shower room and good sized family shower room. The 16'11" kitchen breakfast leads through to a large utility room with integral door to a single garage and door to covered loggia.

Outside, the front and rear landscaped gardens are a particular feature of the property. The driveway with adjoining lawn provides ample off street parking and leads to two single garages. The rear garden has a mean depth of about 80' with a Southerly aspect and incorporates a large rear terrace, level lawn with water feature and flower borders screened with well maintained hedging and trees. There is also a Summer House and Brick Built store.



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	D
Council Tax Band	F

Approximate Gross Internal Area = 160.8 sq m / 1731 sq ft
(Including Attached Garage)
Detached Garage = 10.4 sq m / 112 sq ft
Total = 171.2 sq m / 1843 sq ft



 = Reduced headroom below 1.5m / 5'0



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. (ID913965)
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