patrick gardner
RESIDENTIAL

105a Lower Road, Fetcham, Surrey, KT22 9NQ

Price Guide £895,000

- BRAND NEW DETACHED BUNGALOW

- READY TO MOVE INTO NOW

- SEPARATE UTILTY ROOM

- BEDROOM 2 & FAMILY BATHROOM

- UNDERFLOOR HEATING - AIR SOURCE
  HEAT PUMP

- 10 YEAR WARRANTY

- OPEN PLAN LIVING ROOM/KITCHEN

- PRINCIPAL BEDROOM WITH ENSUITE

- FAMILY ROOM/TV SNUG/3RD BEDROOM

- SPACE FOR GARAGE/CAR PORT

Description

This BRAND NEW detached bungalow, built by Ranmore Homes being just completed and ready for occupation, enjoys a private gated access in sought after residential area of Fetcham. Styled to a high standard with underfloor heating throughout and natural wood finished internal doors, a new owner will also enjoy peace of mind with a 10 year insurance backed ICW warranty.

The accommodation includes a spacious entrance hall with built in double doors coats cupboard and guest cloakroom. Stretched across the rear is an open plan living room/kitchen which have porcelain tiled floor with access via bi-fold doors onto the rear garden. The kitchen is well appointed with ample base units and matching eye level units with integrated Neff appliances including two double ovens, fridge/freezer and dishwasher as well as a built in wine fridge. In addition there is separate utility room with sink and space for separate washing machine and tumble dryer.

The principal bedroom suite enjoys a wide bay window, fitted wardrobes and ensuite shower room, whilst the second double bedroom is served by a full bathroom.

Accessed from the kitchen is the double aspect family room/t.v. snug which features an integrated living flame effect electric fire. If desired, a small internal reconfiguration could provide this room with direct access through to the hall if a dedicated 3rd bedroom was required.

N.B. There is space for a garage/car port if required by a purchaser - a price for either is available on request.

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 Ashtead 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, Denbies Wine Estate and Polesden Lacy provide or great family outdoor entertainment.
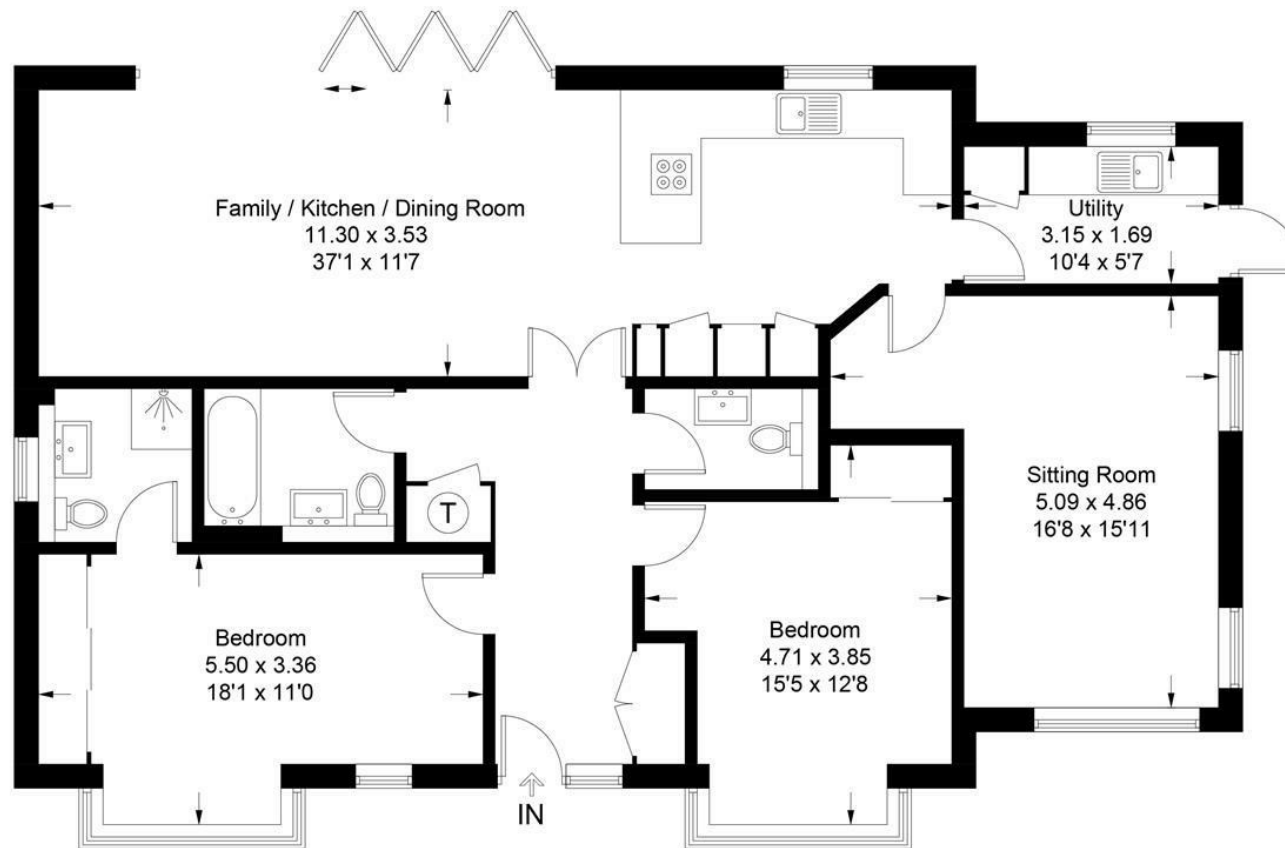
Tenure	Freehold
EPC	B
Council Tax Band	New Build - to be assessed

Approximate Gross Internal Area = 121.6 sq m / 1309 sq ft

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Family / Kitchen / Dining Room
11.30 x 3.53
37'1 x 11'7

Utility
3.15 x 1.69
10'4 x 5'7

Sitting Room
5.09 x 4.86
16'8 x 15'11

Bedroom
5.50 x 3.36
18'1 x 11'0

Bedroom
4.71 x 3.85
15'5 x 12'8

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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. (ID1152397)
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