



79 Gatesden Road, Fetcham, KT22 9QP

Price Guide £835,000



- DETACHED FAMILY HOUSE
- 90' WEST FACING GARDEN
- THREE RECEPTION ROOMS
- KITCHEN BREAKFAST ROOM
- SEPARATE UTILITY ROOM
- QUIET RESIDENTIAL LOCATION
- THREE DOUBLE BEDROOMS
- * POTENTIAL TO CREATE 4TH BEDROOM
- SHORT WALK TO SCHOOLS
- DRIVEWAY & GARAGE

Description

This attractive detached family home offers 1752 sq.ft. of well appointed accommodation whilst is set in a sought after road and enjoying a 90' West facing garden.

Extended on the ground floor, the bright a spacious layout comprises a reception hall, dining room, modern fitted kitchen, separate utility room, downstairs shower room and lovely 23' sitting room opening to a double aspect garden room with double doors to the rear terrace. Upstairs, there are three double bedrooms, family bathroom and further W.C.

* The flat roof above the garden room offers excellent potential for extension, whether for a fourth double bedroom, study or gym. Alternatively, it could be transformed into a generous roof terrace, accessed directly from the existing bedroom

Outside, a good sized hard landscaped frontage with block pavier driveway provides ample off street parking and leads to an integral garage with useful inside door the store/utility room. Gated side access leads to a mature 90' West facing garden with terrace and lawn screened fencing, mature hedging and trees. Garden shed.

Tenure	Freehold
EPC	D
Council Tax Band	F

Situation

Gatesden Road is one of the areas most sought after roads characterised by substantial houses on good sized plots.

Fetcham village offer a good variety of outlets including a Sainsburys Local. Leatherhead offers a more comprehensive range of shops including the part covered Swan Shopping Centre, Theatre, Waitrose Local in Church Street and Nuffeld Health Fitness Gym in The Crescent. The public leisure centre is located on the edge of the town at Fetcham Grove.

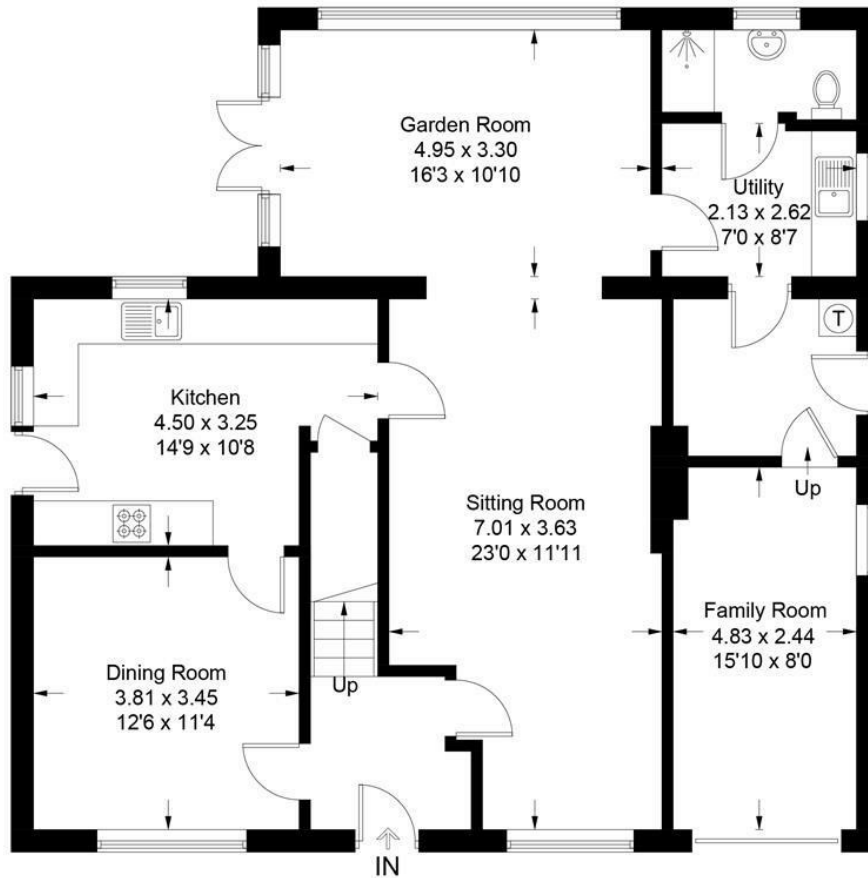
There are a wide selection of schools; both state and private. Fetcham Village has an OFSTED Good to Outstanding (Feb 2025) Infants School and an OFSTED Good (June 2023) Middle School. For older children there is OFSTED Good (May 2024) Therfield in Leatherhead. There are numerous private schools nearby including Downsends, Parkside Prep School at Stoke D'Abernon, Danes Hill Prep at Oxshott, St John's School (11+) in Leatherhead and the American Community School in Cobham.

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.

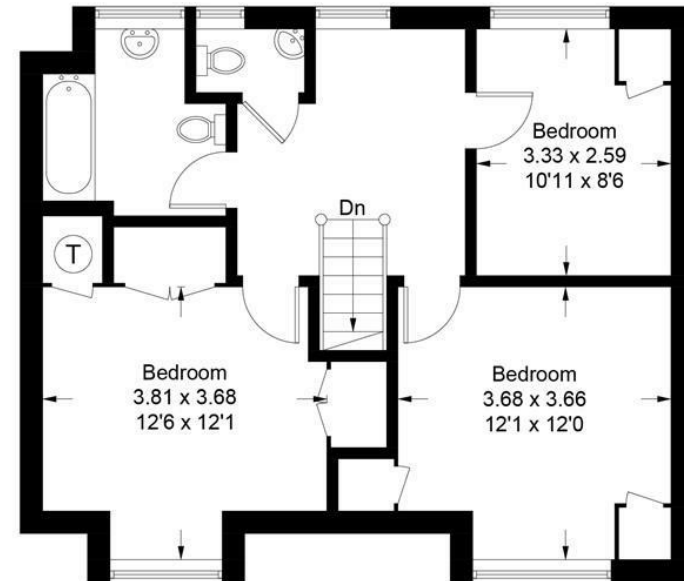
In the near vicinity there are 1000's of acres of Green Belt countryside much of which is National Trust owned. Nearby is Epsom Downs where the famous Derby is held. Bocketts Farm on the borders with Fetcham and Norbury Park is well known as a great place to take young children. There are also a wide range of golf clubs including The RAC Country Club at Epsom, in Leatherhead Tyrrells Wood as well as Effingham Golf Club.



Approximate Gross Internal Area = 162.8 sq m / 1752 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. (ID1232161)

www.bagshawandhardy.com © 2025

1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 **Email:** leatherhead@patrickgardner.com
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.

