



9 Cobham Road, Fetcham, KT22 9AU

Price Guide £825,000



- DETACHED BUNGALOW
- LARGE SITTING/DINING ROOM
- KITCHEN & UTILITY ROOM
- 1545 SQ.FT.INCL.GGE
- GARAGE

- THREE DOUBLE BEDROOMS
- STUDY/BEDROOM 4
- 0.26 ACRE PLOT
- MATURE SOUTH WEST FACING GARDENS
- NO CHAIN

Description

This delightful detached bungalow offers further scope of extension/remodeling (STPP) whilst also enjoying a mature 0.26 acre South West facing plot and being ideally located within easy walking distance of both Fetcham Village and Leatherhead town centre as well as mainline train station.

Offered with no onward chain, the spacious accommodation comprises a reception hall, triple aspect sitting/dining room, fitted kitchen with separate utility room, study/bedroom 4, principle bedroom with en suite, two further double bedrooms (each with fitted wardrobes) and family bathroom.

Outside, the property is set back from the road, the driveway with adjoining lawn providing ample parking and leading to a integral single garage. Side access leads to a lovely rear garden with South Westerly aspect, shaped lawns bordered with a wealth of mature trees and hedging providing a high degree of privacy.

Tenure	Freehold
EPC	E
Council Tax Band	F

Situation

Fetcham Village is fortunate to have an OFSTED Outstanding Infants School and an OFSTED Good Junior School. For older (Secondary School) 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.

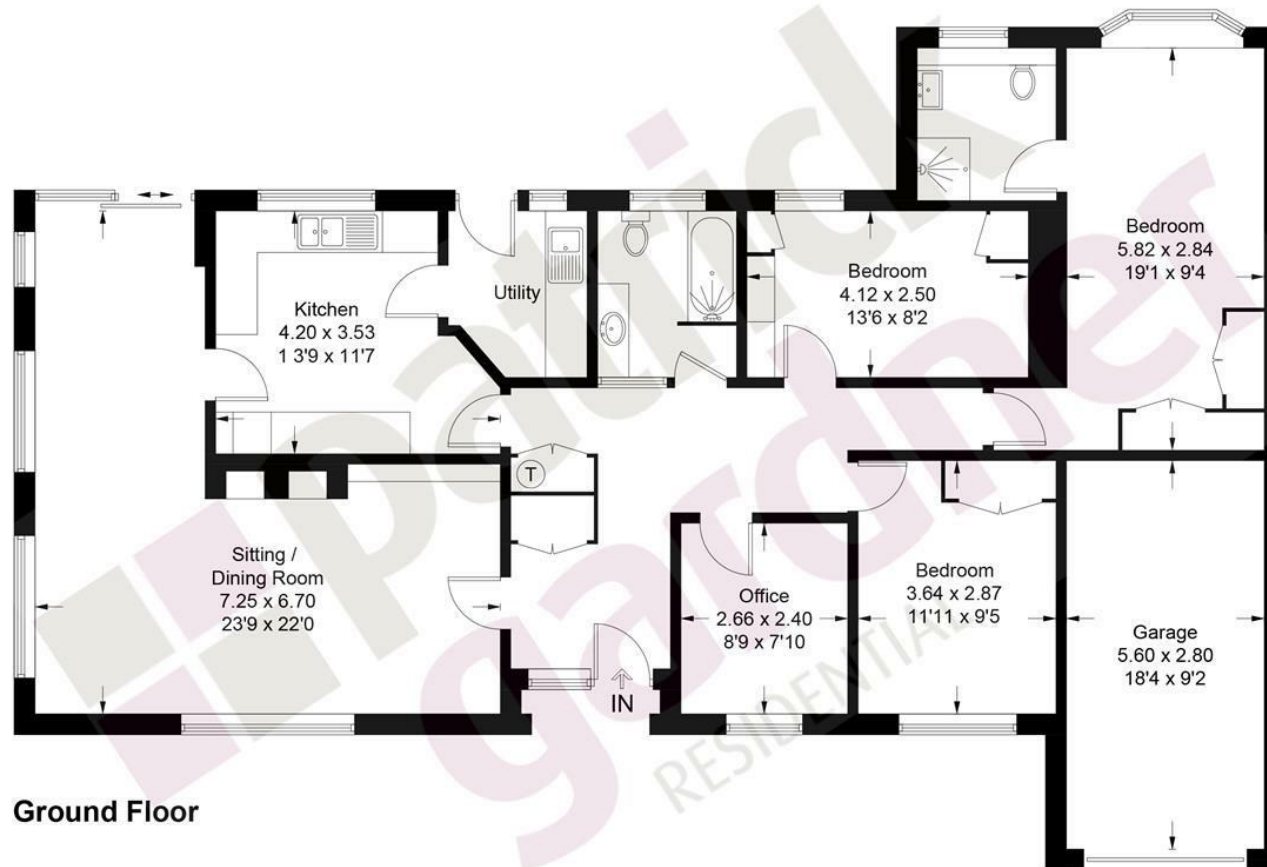
The village shops offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the partly covered Swan Shopping Centre, theatre, Waitrose Local in Church Street and Nuffield Health Fitness Gym in The Crescent. The public 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.



Approximate Gross Internal Area = 127.6 sq m / 1373 sq ft
Garage = 16.0 sq m / 172 sq ft
Total = 143.6 sq m / 1545 sq ft



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. (ID1239652)
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