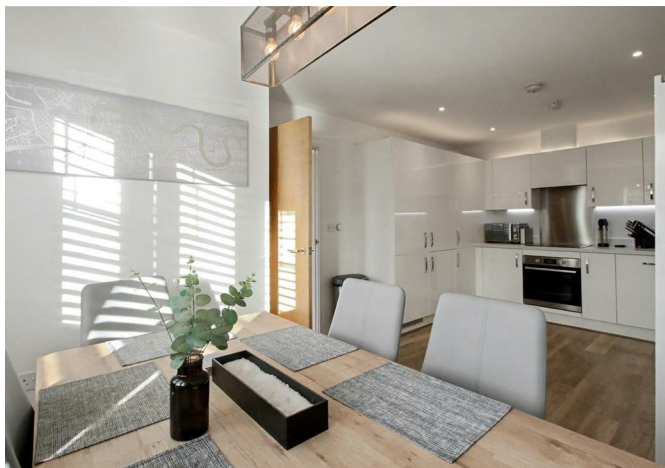




9 River Walk, Fetcham, KT22 9FF

Offers In Excess Of £650,000



- STYLISH SEMI-DETACHED HOUSE
- TWO BATHROOMS
- SUPERB SITTING ROOM
- GARDEN WITH OPEN ASPECT TO REAR
- CLOSE TO VILLAGE
- THREE GOOD BEDROOMS
- OPEN PLAN KITCHEN/BREAKFAST ROOM
- HALL AND CLOAKROOM
- OFF STREET PARKING FOR TWO CARS
- VENDOR SUITED

Description

This stylish three bedroom halls adjoining semi-detached house offers just over 1300 sq.ft. of family accommodation + home office / gym whilst set on a quiet cul-de-sac just a few minutes walk from Fetcham Village.

A covered porch leads through to a spacious entrance hall with tiled floor, coats cupboard and cloakroom. The kitchen breakfast room integrated appliances, range of fitted cabinets and space for dining table with view over the front field. There is an impressive 19' x 15'11 sitting room with double doors to the rear terrace.

Upstairs, the master bedroom has a luxury en suite shower room, fitted wardrobes and TV recess whilst bedrooms 2 and 3 both have smart fitted wardrobes and share the family bathroom with separate shower and bath.

Outside, a block pavier drive provides for ample off street parking with side gate leading the rear garden with rear terrace and lawn overlooking open countryside beyond. There is a 15 x 9'4" insulated home office/gym with power.

Private Road - service charge £1,368 per annum

Tenure	Freehold
EPC	B
Council Tax Band	E

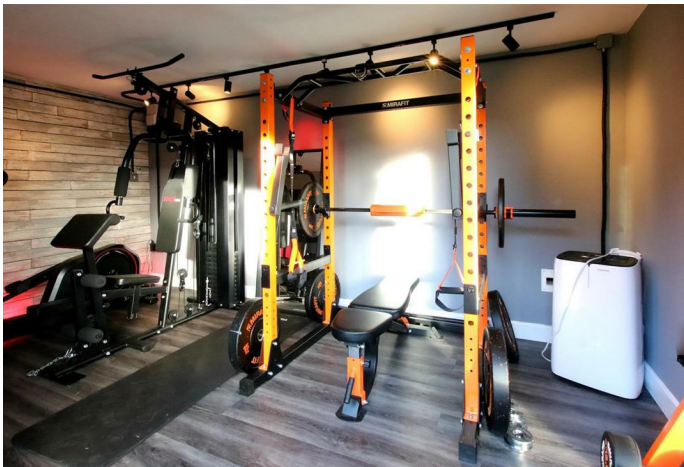
Situation

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.

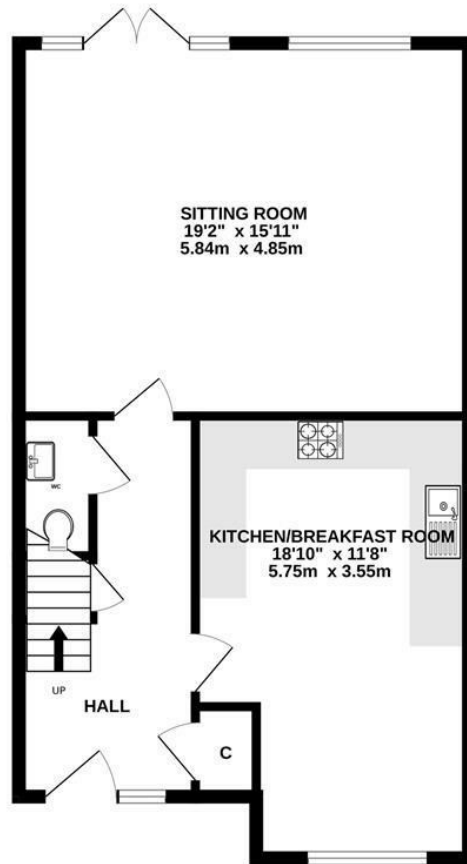
The village shops offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is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

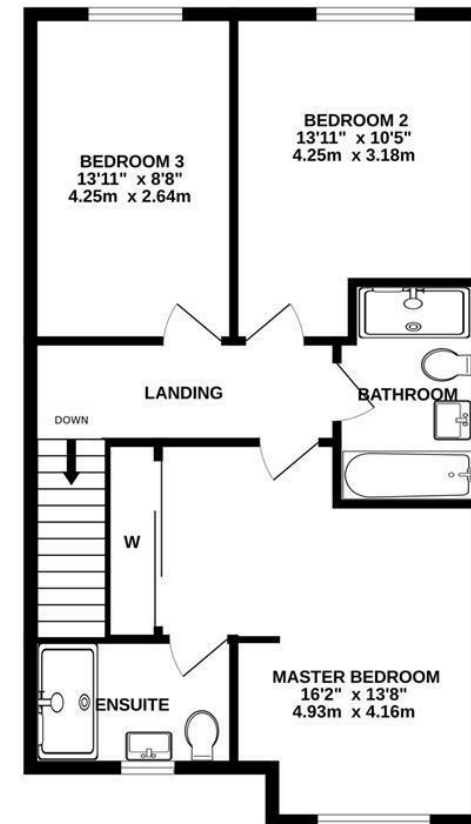
The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand. Bocketts Farm, Polesden Lacey, Denbies Wine Estate and Norbury Park offer great family days out.



GROUND FLOOR
779 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 1413 sq.ft. (131.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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