



Links Brow, Fetcham, Leatherhead, Surrey KT22 9DU

£975,000 Freehold

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- DETACHED FAMILY HOME
- SOUGHT AFTER CUL DE SAC
- ENTRANCE HALL & CLOAKROOM
- FIVE BEDROOMS & THREE BATHROOMS
- THREE RECEPTION ROOMS
- KITCHEN BREAKFAST ROOM
- CONSERVATORY
- UTILITY ROOM
- DOUBLE GARAGE
- WESTERLY FACING GARDEN



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The Property This beautifully presented detached family home has been in the same ownership since it was built in 1988 and is set on rising ground at the head of a much sought after cul-de-sac.

The property is set centrally on its plot and enjoys a sunny Westerly aspect within mature landscaped and secluded gardens. To the front, a good sized driveway offers plentiful visitor parking and access to a detached double garage with storage space above.

Internally, is well presented and accommodation which includes a spacious reception hall, kitchen breakfast room and utility room. The double aspect Sitting Room features a fireplace with and French Doors out onto the patio and Rear Gardens. There is a spacious double aspect dining room and study/family room with adjoining conservatory. The Kitchen Breakfast room incorporates shaker style cabinets, sink waste disposal and integrated appliances, space for range oven and breakfast area with sliding patio doors to the garden. The utility room has a side door to a useful covered area which links neatly to the double garage.

On the first floor, there are four double bedrooms and a single bedroom. The Master Bedroom and Bedroom Two/Guest Bedroom both have fitted wardrobes and en suite shower rooms and a family bathroom serving the remaining 3 bedrooms (bedroom 3 and 4 also fitted wardrobes).

The gardens are attractive and well maintained enjoying a sunny aspect with terrace, well maintained shaped lawns and flower beds enclosed by a wealth of mature trees.

EPC & Council Tax Band **G**

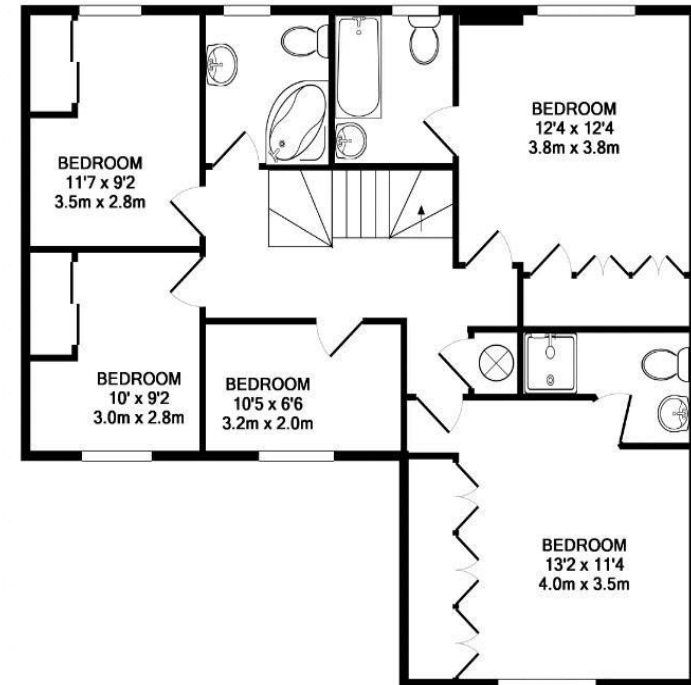
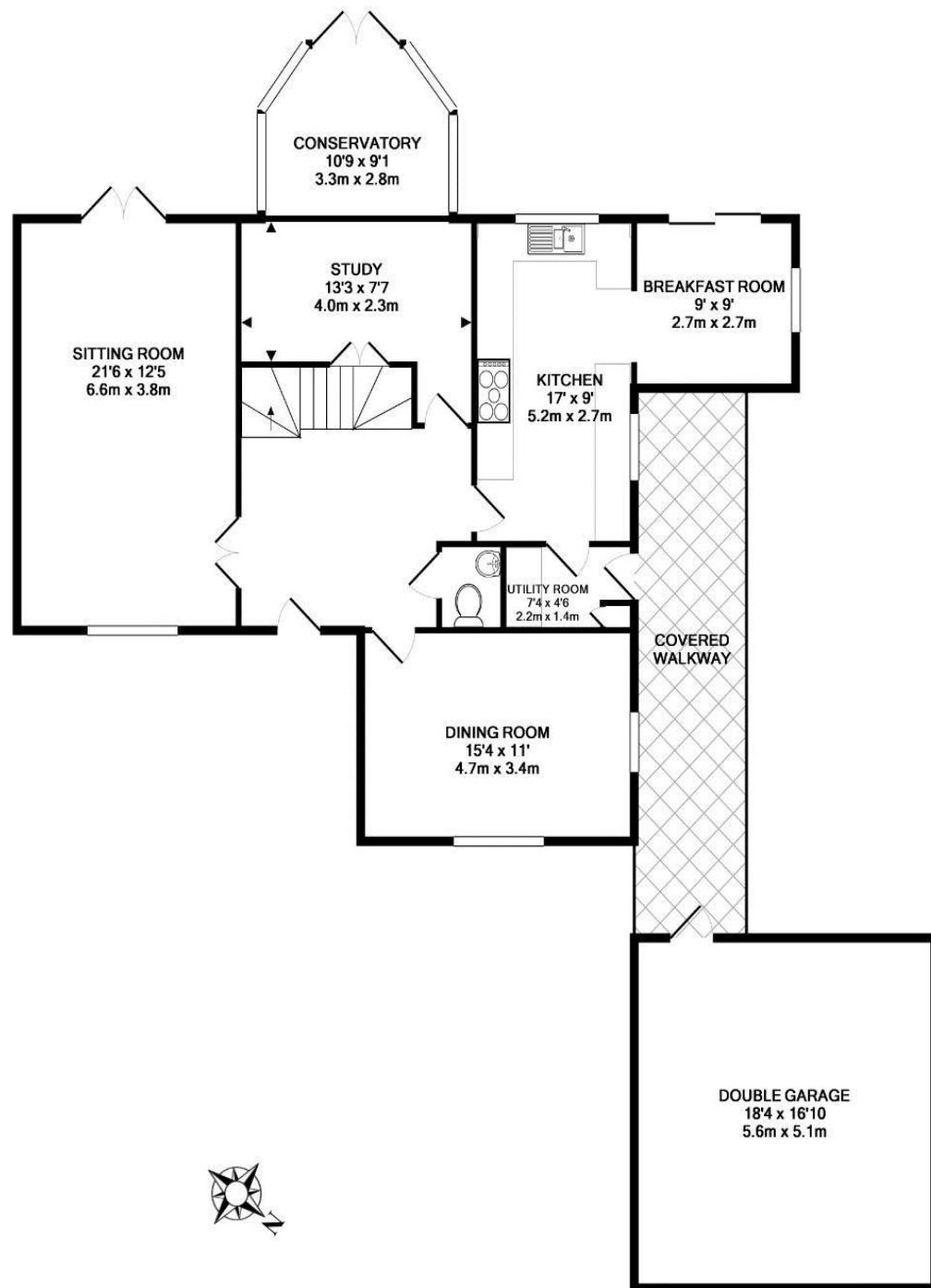
Situation The property is located off The Mount which is arguably Fetcham's most sought after road. Fetcham and Bookham village centres and Leatherhead town centres are within 5-10 minutes drive as is Leatherhead's mainline railway station which provides fast and frequent services to London Waterloo & Victoria.

Leatherhead town centre offers an excellent range of shopping facilities including the part covered Swan Shopping Centre and Waitrose Local in Church Street. Nuffield Health Centre (private members club) is in Church Street and Leatherhead Leisure Centre is nearby at Fetcham Grove. There is private schooling at Downsend & St. John School in Leatherhead together with highly regarded primary and middle schools in Fetcham and OFSTED Good senior state schools in Leatherhead including the OFSTED Outstanding St. Andrews RC School.

The area is generally surrounded by miles of open unspoilt countryside much of which is Greenbelt offering superb walking and riding opportunities. PGL4707







TOTAL APPROX. FLOOR AREA 2302 SQ.FT. (213.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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