



Wandrings Oswald Close, Fetcham, Leatherhead, KT22 9UG

Price Guide £675,000





- MODERN EXTENDED FAMILY HOUSE
- SITTING ROOM
- THREE DOUBLE BEDROOMS
- GARAGE & DRIVEWAY
- LANDSCAPED GARDENS
- SUPERB KITCHEN/DINING/FAMILY ROOM
- HALL & CLOAK/UTILITY ROOM
- UPDATED FAMILY BATHROOM
- INSULATED STUDIO / HOME OFFICE
- QUIET CUL-DE-SAC



## Description

This stylish semi-detached house has been extended (2019) to create a modern open plan family layout whilst enjoying a quiet position at the head of a residential cul-de-sac.

A spacious reception hall with cloak/utility room leads to a sitting room with part pannelled walls and useful/large understairs cupboard. There is a superb open plan kitchen/dining/family room featuring a large central island with breakfast bar, integrated appliances, space for large dining table, TV area and bi-folding doors to the rear garden. Upstairs there is a spacious landing, three double bedrooms and modern family bathroom.

Outside, there is a driveway with off street parking and single garage. Side access leads to a good sized landscaped garden featuring a modern terrace with BBQ area, space for Jaquzzi, insulated studio/home office and lawn.

Tenure	Freehold
EPC	C
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.

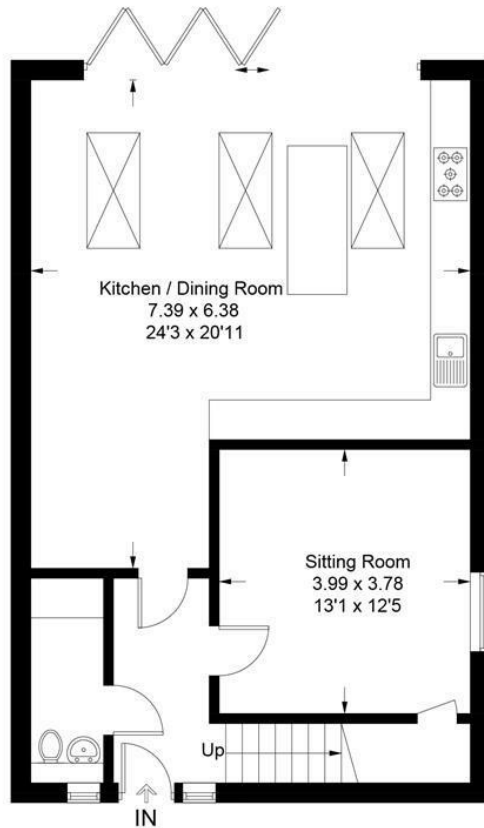
The village shops offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is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

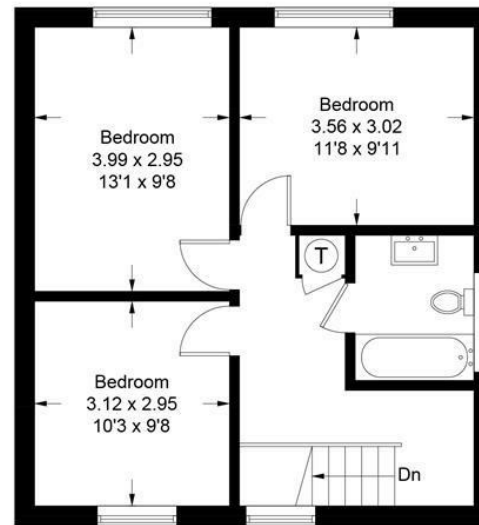
The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand. Bocketts Farm, Polesden Lacey, Denbies Wine Estate and Norbury Park offer great family days out.



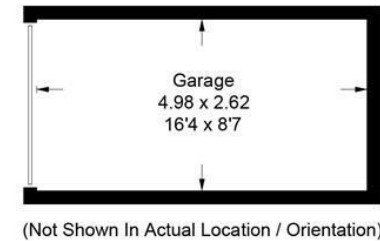
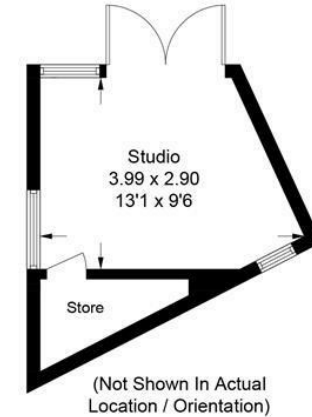
Approximate Gross Internal Area = 119.9 sq m / 1290 sq ft  
 Outbuilding = 25.4 sq m / 273 sq ft  
 Total = 145.3 sq m / 1563 sq ft  
 (Including Garage)



**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. (ID1258757)

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