



7 Browning Road, Fetcham, Leatherhead, KT22 9HN

Asking Price £845,000



- EXTENDED FOUR BEDROOM FAMILY HOME
- FITTED KITCHEN/BREAKFAST ROOM
- PRINCIPLE BEDROOM WITH EN-SUITE
- INTEGRAL DOUBLE GARAGE
- EASY ACCESS FOR SHOPS & AMENITIES
- TWO SEPARATE RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- FIRST FLOOR GAMES/BILLIARDS ROOM
- CONVENIENT FOR LOCAL SCHOOLS
- VENDOR SUITED

## Description

A superb opportunity to acquire this extended detached family home offering approximately 2,667 sq ft of versatile accommodation and significant scope to update and personalise to individual tastes. The property provides generous proportions throughout and an adaptable layout ideal for modern family living.

Originally built in 1968, the house is approached via a driveway leading to a covered porch and welcoming entrance hall with cloakroom and useful storage. The sitting room offers a comfortable space for everyday living, centred around a feature fireplace. The kitchen/breakfast room provides ample worktop space, room for integrated and freestanding appliances, and space for informal dining, complemented by a separate dining room overlooking the rear garden, ideal for entertaining.

An inner hallway leads to the integral double garage with electric up-and-over door, along with a store. From here, stairs rise to a substantial first-floor games room, currently used as a billiards room. This impressive space offers outstanding flexibility and could readily suit use as a home cinema, gym, studio, or additional reception room.

The main staircase leads to a first-floor landing with access to roof space. The principal bedroom benefits from an en-suite bathroom, while three further well-proportioned bedrooms are served by a family bathroom.

Externally, the property offers driveway parking to the front. To the rear is a delightful garden measuring approximately 70' deep by 60' wide, laid mainly to lawn with patio and sun terrace, providing an excellent setting for outdoor relaxation and entertaining.

## Situation

The property is ideally positioned midway between Fetcham and Bookham, offering easy access to a wide range of village amenities. Nearby centres provide an excellent selection of independent shops and services, including supermarkets, coffee shops, medical facilities and everyday essentials.

The area is well known for its excellent state and private schools, making it a popular choice for families.

For outdoor enthusiasts, Norbury Park, Polesden Lacey and Bookham Common are all close at hand, providing superb walking and recreational opportunities within the Surrey Hills.

Bookham and Leatherhead stations are both within easy reach, offering regular services to London Waterloo, Victoria and Guildford, making the location ideal for commuters.

### Tenure

Freehold

### EPC

D

### Council Tax Band

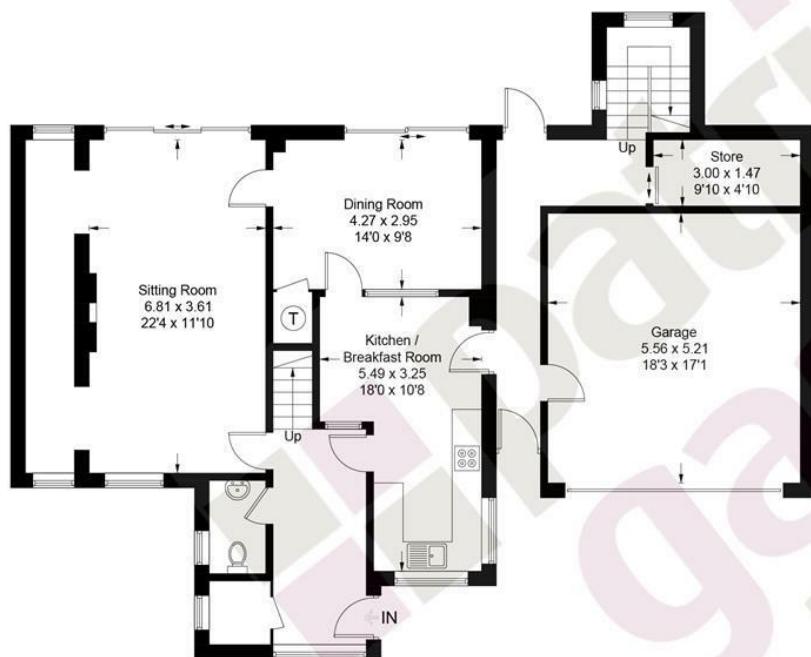
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= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 247.8 sq m / 2667 sq ft  
(Including Garage)  
Store = 4.3 sq m / 46 sq ft  
Total = 252.1 sq m / 2713 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. (ID1268542)

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