

98 Lower Road, Fetcham, Surrey, KT22 9NG

Price Guide £925,000









- REFURBISHED DETACHED BUNGALOW
- 1485 SQ.FT.INCL.GGE (GGE 16'10 x 3'7)
- TWO SHOWER ROOMS (ONE ENSUITE)
- OPEN PLAN KITCHEN/DINING ROOM
- LARGE GRAVEL DRIVEWAY
- THREE DOUBLE BEDROOMS
- JUST UNDER QUARTER ACRE PLOT
- 80' x 65' REAR GARDEN
- 21' x 15' SITTING ROOM
- PLANNING CONSENT FOR DETACHED HOUSE

Description

This newly refurbished detached three double bedroom bungalow is set on a mature one quarter-acre plot (0.23 acres) with the added benefit of planning permission (MO/2024/1409) to create a substantial 2,975 sq ft two-storey family home.

The property has been comprehensively refurbished to an excellent standard throughout, offering immediate move-in condition whilst presenting potential for those who may in the future seek to extend, convert or redevelop.

Redecorated throughout with contemporary colours, the space is bright and airy throughout; natural light floods into every room. The accommodation comprises a generous open-plan kitchen/dining room fitted with contemporary shaker-style units and integrated appliances, a triple aspect sitting room, principal bedroom featuring a luxury ensuite shower and fitted wardrobes, two further double bedrooms and a modern shower room. A new boiler, new consumer unit and new flooring throughout complete the specification.

To the front, a large gravel driveway provides ample parking together with a garage fitted with new electric roller door providing for general storage and bikes. Gated side access leads to the rear garden which enjoys a high degree of privacy being fenced to all boundaries and includes a large terrace/patio with extensive lawn beyond.

N.B The front flower borders under the windows are being created 14/15th November and will planted similarly on the picture shown.

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 Ashtead 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.

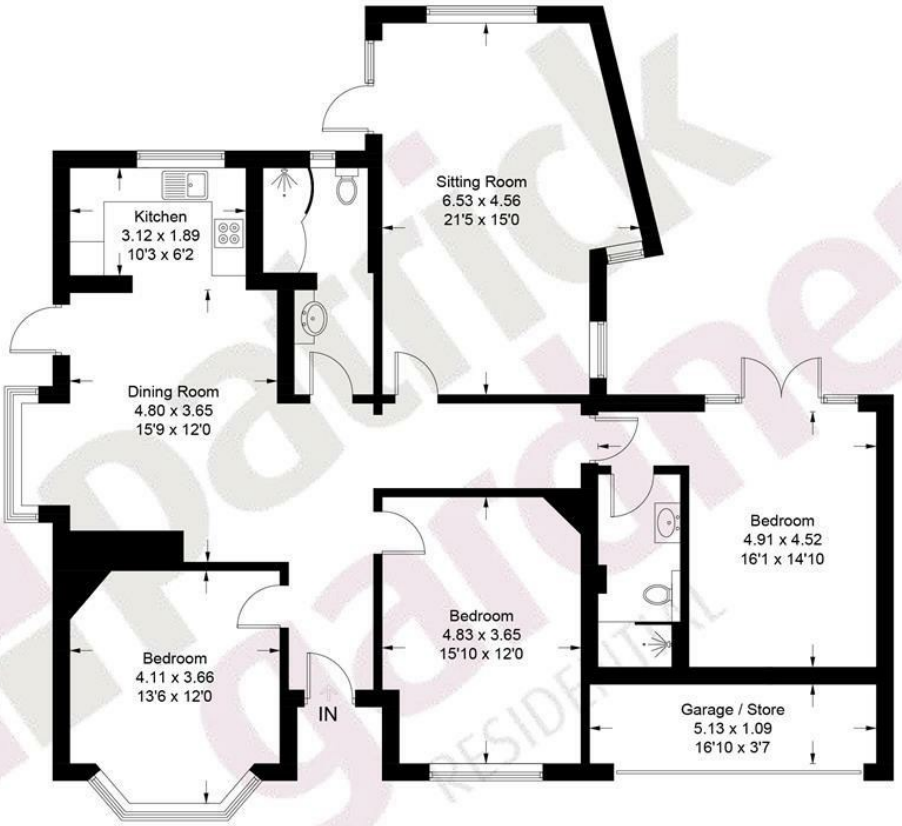
Tenure	Freehold
EPC	D
Council Tax Band	F







Approximate Gross Internal Area = 130.9 sq m / 1409 sq ft
Garage / Store = 7.1 sq m / 76 sq ft
Total = 138.0 sq m / 1485 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. (ID1344773)

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