



1 Raymead Way, Fetcham, KT22 9LY

Price Guide £750,000



- EXTENDED SEM-DETACHED HOUSE
- OPEN PLAN KITCHEN DINING ROOM
- GYM/OFFICE
- 85' WEST FACING GARDEN
- SHORT WALK TO VILLAGE & STATION
- FOUR BEDROOMS
- SITTING/FAMILY ROOM
- SEPARATE UTILITY ROOM
- HALF GARAGE AND PARKING
- TWO BATHROOMS + CLOAKROOM

Description

An extended 1930' four bedroom semi-detached house enjoying an open outlook to the front and a delightful 85' west facing rear garden to the rear.

The well planned accommodation includes an entrance hall, cloakroom, a spacious open plan part vaulted kitchen/dining room featuring a large central island and a separate utility room. Further reception space includes a comfortable sitting/family room and a versatile gym/home office, ideal for those working from home.

On the first floor, the principal bedroom benefits from a range fitted wardrobes and an en suite shower room. There are two further double bedrooms and a fourth bedroom, currently used as an office.

To the front, a block paviour driveway with adjoining lawn provides ample off-street parking and leads to a garage measuring 9'8" x 8'5". Side access leads to the attractive 85-foot west-facing rear garden, which features a patio, decking and a good-sized lawn.

Tenure	Freehold
EPC	D
Council Tax Band	F

Situation

Raymead Way is within 15 minutes walk of Leatherhead Station and 5-10 Minutes walk of Fetcham Village.

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.

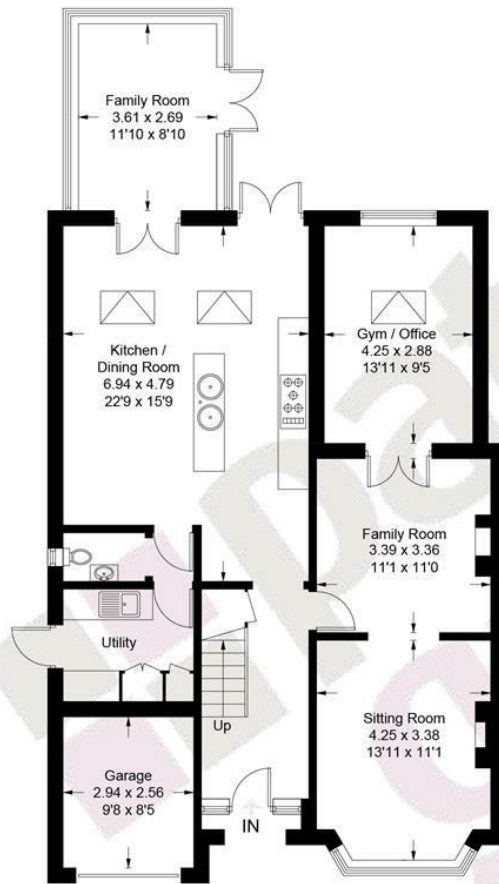
The village shops offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is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

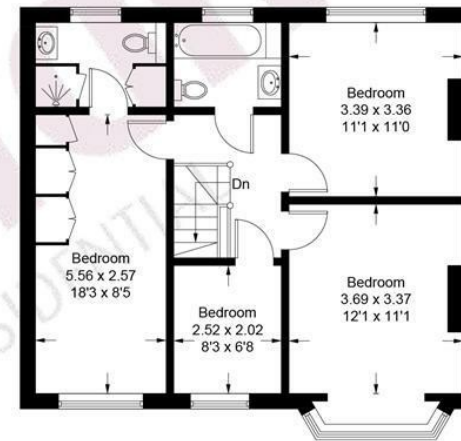
The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand. Bocketts Farm, Denbies Wine Estate and Polesden Lacey provide for great family outdoor entertainment.



Approximate Gross Internal Area = 163.5 sq m / 1760 sq ft
Garage = 7.5 sq m / 81 sq ft
Total = 171.0 sq m / 1841 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. (ID1342228)

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