



11 Ashwood Park, Fetcham, Leatherhead, KT22 9NT

Asking Price £949,950





- FOUR BEDROOM DETACHED HOME
- TWO/THREE RECEPTION ROOMS
- DOWNSTAIRS GUEST SUITE/STUDY
- DOUBLE GARAGE & PARKING
- EASY REACH OF EXCELLENT SCHOOLS
- FLEXIBLE ACCOMMODATION
- FITTED KITCHEN
- DOWNSTAIRS CLOAKROOM
- CUL-DE-SAC LOCATION
- NO ON-GOING CHAIN



## Description

Situated at the head of a quiet cul-de-sac is this superb four bedroom detached house with flexible accommodation and ideally situated for excellent local schools, shops in Fetcham and Bookham along with easy access to stations. Conveniently for the purchaser the property is offered with no on-going chain.

A covered entrance porch and front door opens on to a welcoming entrance hall with an under stairs cupboard and cloakroom for guests. The sitting room makes an ideal entertaining space with ample space for relaxed seating in front of a gas fire. The dining room provides plenty of room for a table and chairs along with sliding door access onto the patio. The kitchen features a good range of fitted cupboards, worktops and integrated appliances. The ground floor accommodation is complemented by a downstairs guest bedroom/ work from home office with its own en-suite facilities.

On the first floor there are three good sized bedrooms. The principal double bedroom benefits from fitted wardrobes and access to the roof space. Bedroom 2 also double in size features fitted wardrobes and along with bedroom three all are served by a family bathroom.

Outside there is driveway parking leads to an attached double garage. Gated side access opens onto an enclosed rear garden with mature screen hedging, covered patio area to enjoy alfresco summer dining.

## Situation

The property is tucked away in a quiet cul-de-sac location on the Bookham / Fetcham border. Midway between Bookham and Fetcham Villages both villages offer a wide range of shops and amenities including bakeries, gift shops, barbers, hairdressers, a veterinary practice, greengrocers, a post office, small supermarkets and several delicatessens, restaurants and coffee shops.

Surrounded by miles of open, accessible countryside for walking and cycling at Norbury Park, Bocketts Farm, Ranmore and Polesden Lacey this family home could not be better located. There are also leisure facilities at Leatherhead Leisure Centre, Nuffield Health Club and numerous golf clubs including the RAC Epsom.

Bookham and Leatherhead stations are within two miles and offer frequent services to London. You are also within easy reach of the A3 and M25 and ideally is located halfway between both Gatwick and Heathrow airports.

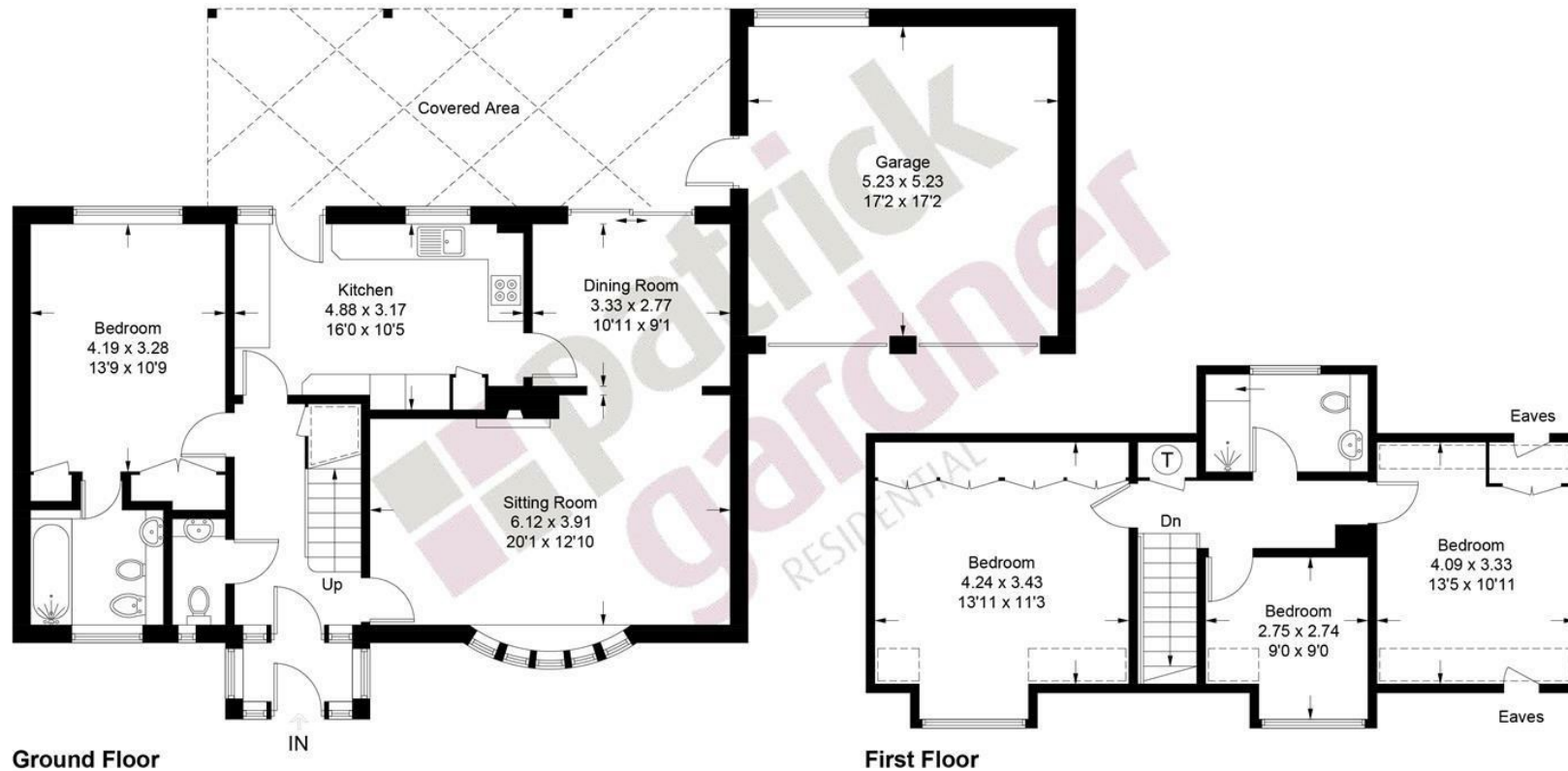
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|-------------------------|----------|
| <b>Tenure</b>           | Freehold |
| <b>EPC</b>              | C        |
| <b>Council Tax Band</b> | G        |



Approximate Gross Internal Area = 137.5 sq m / 1480 sq ft  
 Garage = 27.7 sq m / 298 sq ft  
 Total = 165.2 sq m / 1778 sq ft



 = Reduced headroom below 1.5m / 5'0



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. (ID1322208)  
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