



15 Cock Lane, Fetcham, Leatherhead, KT22 9TT - INVESTMENT ONLY

Price Guide £620,000



- INVESTMENT PURCHASE ONLY
- FOUR BEDROOMS
- OPEN PLAN LAYOUT
- SHORT WALK TO THE VILLAGE
- LARGE SOUTHRLY FACING GARDEN
- SEMI DETACHED CHALET BUNGALOW
- CLOSE TO LOCAL SCHOOLS
- IN LOVELY ORDER THROUGHOUT
- END OF CHAIN
- THREE BATHROOMS

Description

INVESTMENT BUYERS ONLY

Current tenants paying £2,075 PCM - Yield approximately 4% gross

Please note: This can only be purchased with the tenants in situ

A beautifully presented four bedroom, three bathroom chalet style bungalow. The ground floor has a open plan kitchen/living/dining area with French doors leading out on to the garden. There are two double bedrooms on the ground floor which share a modern shower room. Upstairs, the main bedroom has a dressing area and an en suite shower room.

Externally, the garden enjoys a southerly aspect and is 100ft in length. There is a decking area as well as outside storage. To the front of the property there is ample off street parking.

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 partly covered Swan Shopping Centre, theatre, Waitrose Local 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.

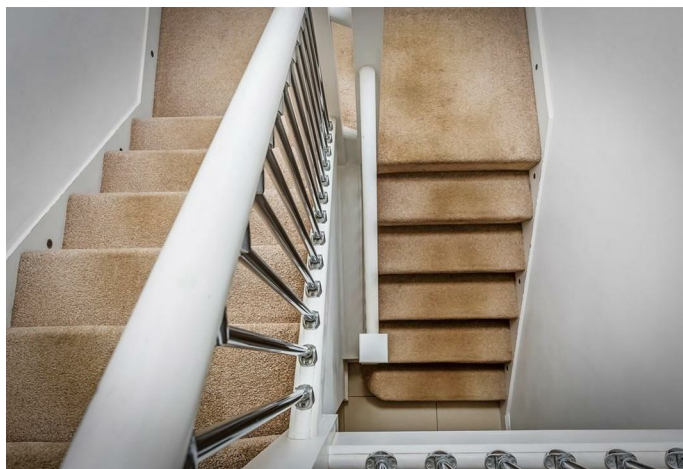
Cobham and Leatherhead main line railway stations offer excellent services to London Waterloo and Victoria. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow International Airports are within easy reach.

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 C

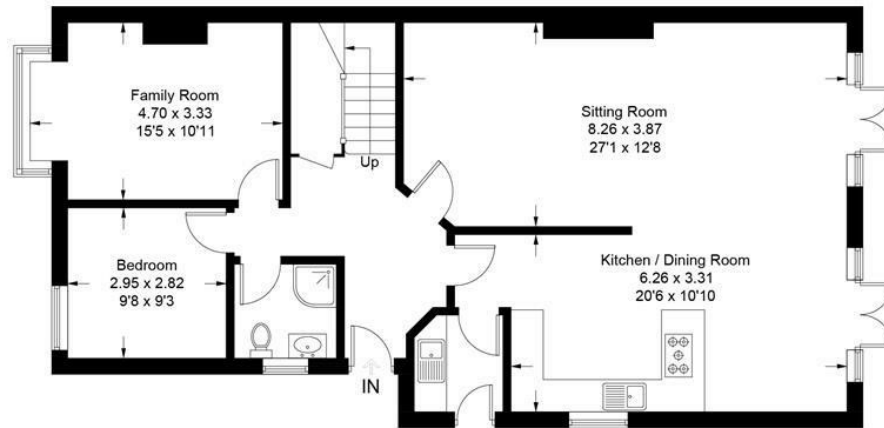
Council Tax Band D



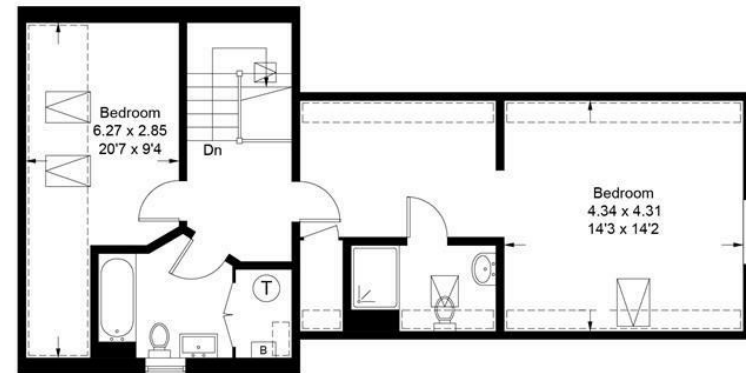
Approximate Gross Internal Area = 167.6 sq m / 1804 sq ft



 = Reduced headroom below 1.5m / 5'0



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. (ID1030423)
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