14 Orchard Close, Fetcham, Surrey

KT22 9HZ

£650,000 Freehold

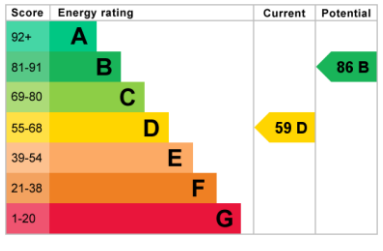
Directions

From our office in Great Bookham proceed to the bottom of the High Street turning right onto the Lower Road. After about 1 mile bear left at the roundabout into Bell Lane and opposite The Bell public house turn right into School Lane. At the end of School Lane turn left into the Cobham Road and left again into Orchard Close whereby number 14 can be found on the left hand side.

Local Authority

Mole Valley District Council Tel: 01306 885001
Council Tax Band: D

Approximate Gross Internal Area 1389 sq ft - 129 sq m
(Including Outbuilding)
Ground Floor Area 831 sq ft – 77 sq m
First Floor Area 347 sq ft – 32 sq m
Outbuilding Area 211 sq ft – 20 sq m



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Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

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A very well presented 3 / 4 bedroom semi detached chalet property offering an excellent size rear garden situated within easy reach of Fetcham village centre.

THE PROPERTY

Originally constructed in the 1930s this popular style of home has over a number of years been extended and modernised enabling the property to now provide extremely flexible accommodation as well as benefitting from a light, bright and contemporary feel. On the ground floor this consists of an entrance hall, double bedroom, separate utility room with built-in cupboards (former 4th bedroom) and a modern family bathroom with the heart of the home to be found in the delightful open plan living / kitchen / dining area, the former incorporating a cast iron log burning stove with built-in display shelving to either side. The kitchen / dining area provides an excellent range of matching eye and base level units together with ample quartz worktops, a central island breakfast bar and sliding patio doors opening out onto the lovely rear deck and garden. To the first floor there are then two further bedrooms, some eves storage plus a modern ensuite shower room. The property itself is approached via its own driveway giving off street parking for two vehicles with side gated access leading to the rear garden providing a wide decked sun terrace leading onto an excellent expanse of lawn screened by mature trees. Situated to the rear of the garden is an extremely useful **timber constructed studio** with full power and light plus a further timber constructed Summerhouse unit. In total the garden extends to 84ft x 27.3ft (26m x 8.3m). Other benefits include electric car charger, solar power with battery storage.

SITUATION

The property is conveniently located within walking distance of Fetcham village centre which offers an excellent range of local amenities including a supermarket, post office, a bakers, coffee shops, restaurants and a number of other independent retailers. There is a bus stop at the end of the road for Leatherhead town centre which is just over a mile away and provides a more comprehensive range of services to include Leatherhead train station which offers a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 on the outskirts of Leatherhead giving good motorway access to both Heathrow and Gatwick airports. Also within the catchment area for Good/Outstanding schools both in the state and private sector.