



# HENSHAWS



4 The Green, Fetcham, Surrey,  
KT22 9XE

O.I.E.O £750,000 Freehold

### Directions

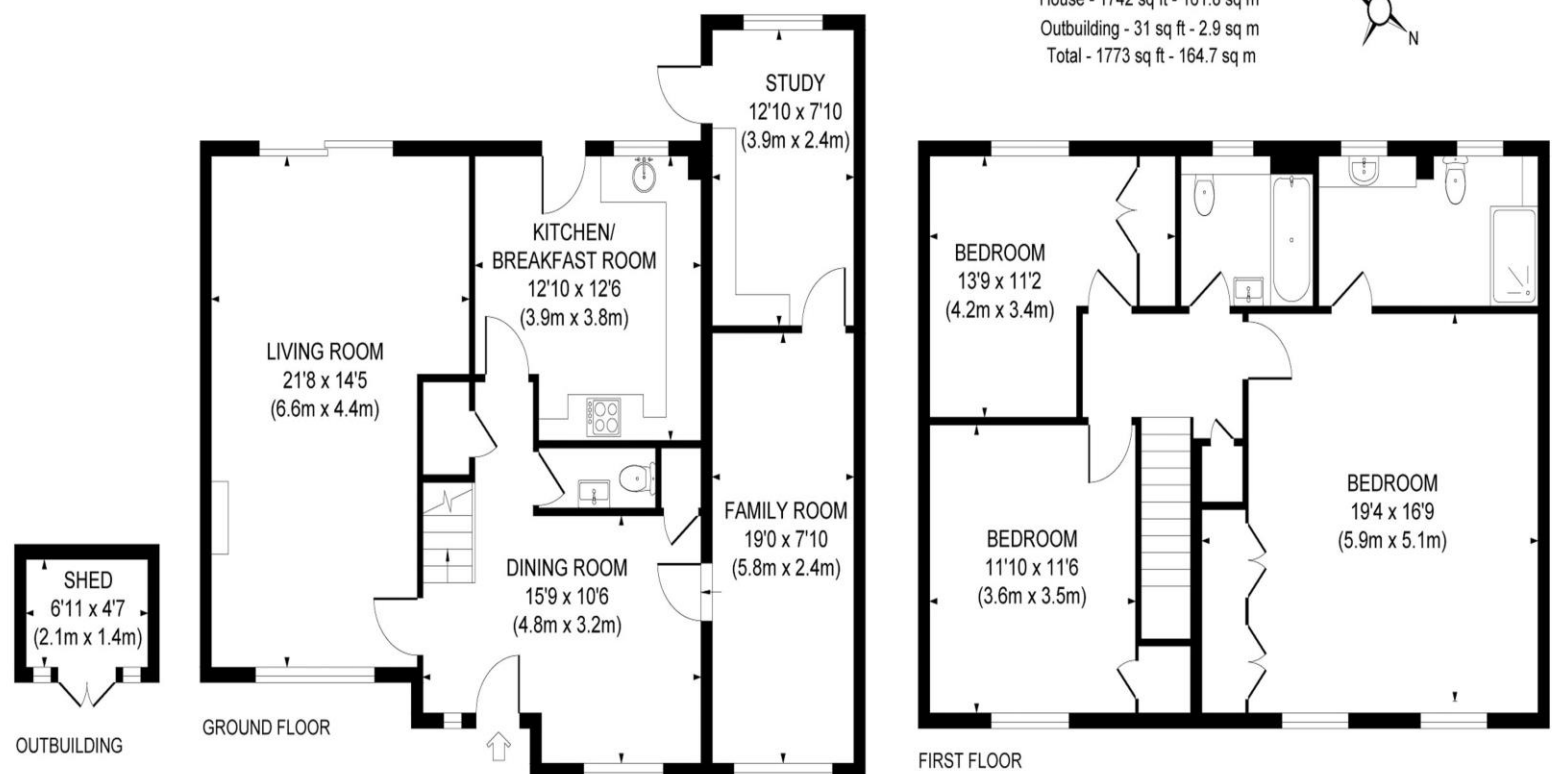
From our office in Great Bookham proceed to the top of the high street, turning left onto the A246 Guildford/Leatherhead Road. Proceed along until the Bocketts Farm roundabout taking the 1st turning on your left into the Ridgeway. Proceed down the hill taking the 3rd turning on your left into Church Close, bear round to the left taking the turning into The Green and number 4 can be found towards the end on your right.

### Local Authority

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



Approximate Gross Internal Area  
House - 1742 sq ft - 161.8 sq m  
Outbuilding - 31 sq ft - 2.9 sq m  
Total - 1773 sq ft - 164.7 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		69   C	85   B

Ref: 6/23/3938

[www.henshaws.net](http://www.henshaws.net)

**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.

#### 4 The Green, Fetcham, Surrey, KT22 9XE

A particularly spacious 3 bedroom detached residence situated in a popular cul de sac location within easy reach of both Fetcham and Bookham village centres. NO ONWARD CHAIN.

#### THE PROPERTY

Originally constructed in 1985 as a 4 bedroom property this popular style of home has subsequently been reconfigured enabling the property to now offer well balanced accommodation to both ground and first floor. Currently this consists of a good size dual aspect living room, separate dining room and modern kitchen providing an excellent range of matching eye and base level units together with ample wok surfaces. In recent years the former garage has been subdivided into 2 further reception areas. To the first floor there are 3 bedrooms, master with a large ensuite shower room in addition to the family bathroom. The property itself is approached via a bloc pavia driveway giving a good amount of off street parking. Side gated access then leads to the rear garden which incorporates a wide paved sun terrace leading onto an excellent expanse of lawn with a further decked and pergola area to be found to the rear of the garden also including a garden shed. In total the garden extends to 43ft x 38ft (13m x 12m) and benefits from a sunny south westerly aspect.



#### SITUATION

The property is located in a popular cul de sac approximately 1 mile from Bookham village centres which offers an excellent range of amenities to include 2 supermarkets, post offices, doctors and dentist surgeries, a library and a number of other independent retailers. Bookham and Leatherhead train stations are approximately 1 ½ miles away and provide a commuter service to Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving good motorway access to both Heathrow and Gatwick airports. Also within the area are excellent schools both in the state and private sectors.

