



23 Ten Acres, Fetcham, Surrey, KT22 9XQ

Asking Price £624,950



- DETACHED THREE BEDROOM HOME
- WALK TO NORBURY PARK
- LOUNGE/DINING ROOM
- FITTED KITCHEN
- ATTACHED GARAGE
- CUL-DE-SAC LOCATION
- EASY ACCESS FOR LOCAL VILLAGE SHOPS
- DOWNSTAIRS CLOAKROOM
- UPSTAIRS WETROOM & W.C
- SUNNY SOUTHERLY ASPECT GARDEN

Description

Situated in a pleasant cul-de-sac conveniently located for Norbury Park and village shops in Bookham and Fetcham is this three bedroom family home benefitting from an attached garage and a sunny southerly aspect garden.

Set in a desirable location, this property offers a blend of contemporary living with the tranquillity of suburban life. The surrounding area is known for its friendly community and access to local amenities, making it an ideal choice for those seeking a balanced lifestyle.

The front door opens onto a welcoming entrance hall with a cloakroom for guests. The lounge/dining room is double aspect and offers plenty of space for seating along with space for a dining table. The kitchen provides plenty of room for food preparation with integrated and freestanding appliances.

Three good sided bedrooms upstairs are served by a wet room and w.c.

Outside the property is approached by a driveway leading to an attached garage. To the rear is a delightful southerly aspect rear garden.

Situation

Situated approximately midway between Fetcham and Bookham with Fetcham village shops being approx 1.2 miles away and Bookham village shops being just 1.4 miles. Both villages offering a good range of shops, amenities, doctors and dental surgeries and popular local schools.

A wide selection of recreational facilities are available in the area such as Bocketts Farm, Polesden Lacey and Ranmore. Norbury Park is also nearby; being just a five minute walk away.

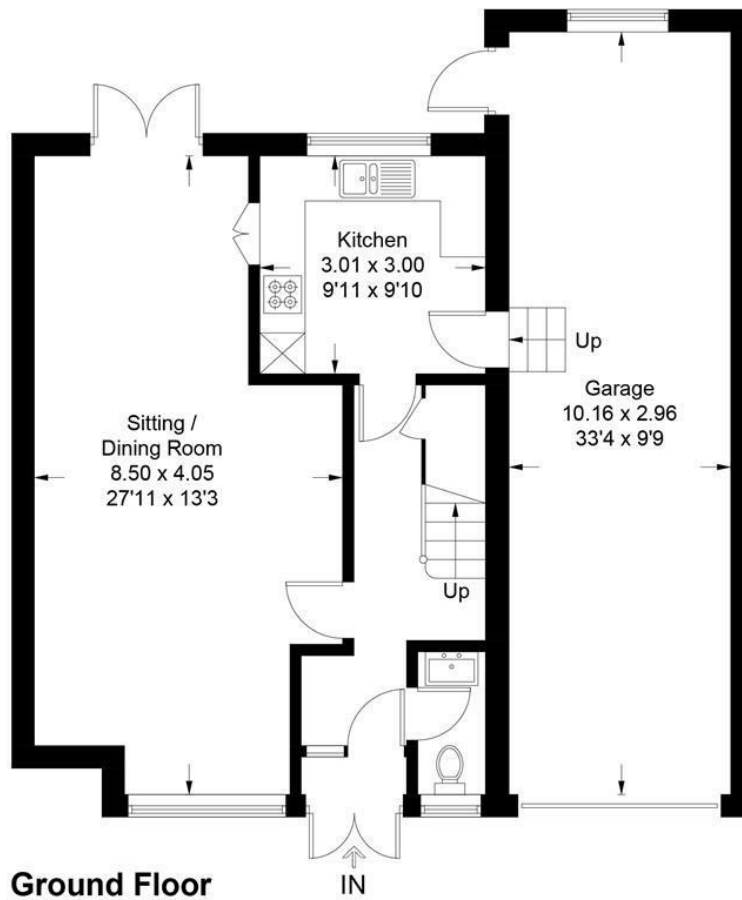
Nearby recreational facilities include the Beaverbrook Estate nestled in the Surrey Hills, the private members Nuffield Health Club in central Leatherhead and a wide range of golf clubs including Effingham Golf Club, Tyrells Wood Golf Club at Leatherhead and the RAC Country Club at Epsom.

The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports. Leatherhead town centre is located 2.1 miles away and offers a more comprehensive range of shops and a main line station with frequent rail services to London/Guildford.

Tenure	Freehold
EPC	TBC C
Council Tax Band	F
Residents Association Charge	£90 per annum



Approximate Gross Internal Area = 129.1 sq m / 1390 sq ft
(Including Garage)



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. (ID1182534)

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43 High Street, Bookham, Surrey, KT23 4AD
Tel: 01372 452207 **Email:** bookham@patrickgardner.com
www.patrickgardner.com

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