



**30 Bushy Road, Fetcham, Surrey
KT22 9SX**

£650,000 Freehold

Directions

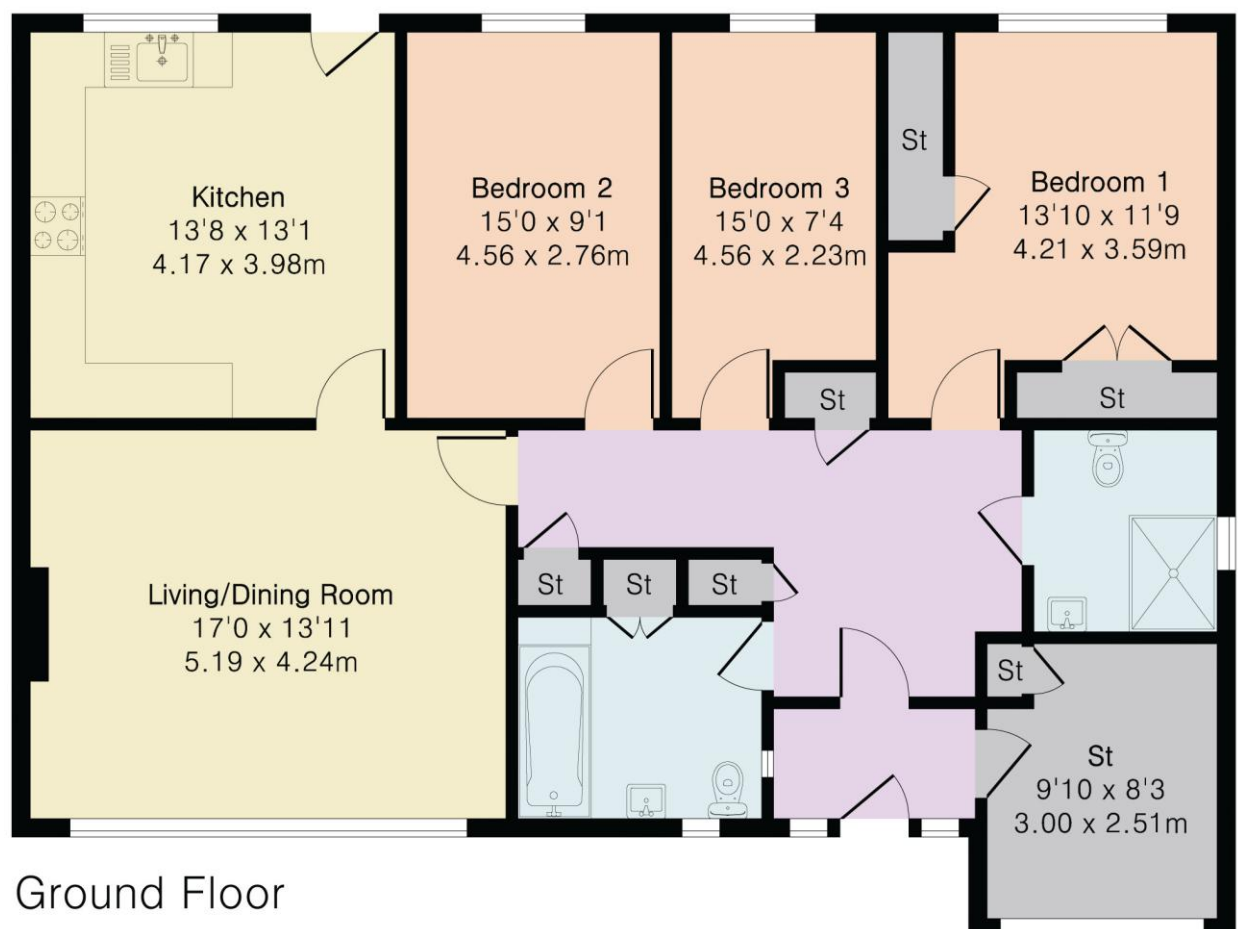
From our office in Great Bookham proceed to the bottom of the High Street turning right onto the Lower Road. Continue along taking the 4th turning on your left hand side into Kennel Lane. Carry on down taking the 3rd turning on your left into The Glade, 2nd left just before the bridge into Bushy Road and number 30 can be found towards the end of the road on the right hand side.

Local Authority

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



Approximate Gross Internal Area 1225 sq ft - 114 sq m



Ground Floor

30 Bushy Road, Fetcham, Surrey KT22 9SX

A well maintained 3 bedroom detached bungalow offering a good size rear garden situated in a popular cul de sac location offered for sale with NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in the 1960s this popular style of bungalow does in our opinion provide well proportioned accommodation to include a fully enclosed entrance vestibule with access to a good size storage area NB this was part of the former garage. The inner entrance leads to all the principal accommodation which includes a lounge with a central feature fireplace, generous size kitchen / breakfast room, the former providing a comprehensive range of matching eye and base level units together with ample work surfaces and space for a breakfast table. There are then 3 bedrooms, a family bathroom and a walk-in wet room. The property itself is approached via a block pavia driveway giving a good amount of off street parking with side gated access then leading to the well maintained rear garden incorporating a crazy paved sun terrace leading onto a good expanse of lawn. In total the garden extends to 32ft x 60ft (9.7m x 18.2m).



SITUATION

The property is located in a quiet cul de sac just a short walk from Bookham Common and approx 1.5 miles from Bookham village centre which provides an excellent range of local shops to include two small supermarkets, a post office, a doctors and dentist surgery, a library, a post office, butchers, bakers, family run fishmongers, greengrocers and a number of other independent retailers. Bookham train station is approximately ¼ mile by car but is also accessible by foot via Bookham Common. The larger centre of Leatherhead is about 2 miles away and provides a more comprehensive range of amenities. The M25 can be reached at junction 9 on the outskirts of Leatherhead giving good motorway access to both Heathrow and Gatwick airports. There are excellent schools in the area both in the state and private sectors.

