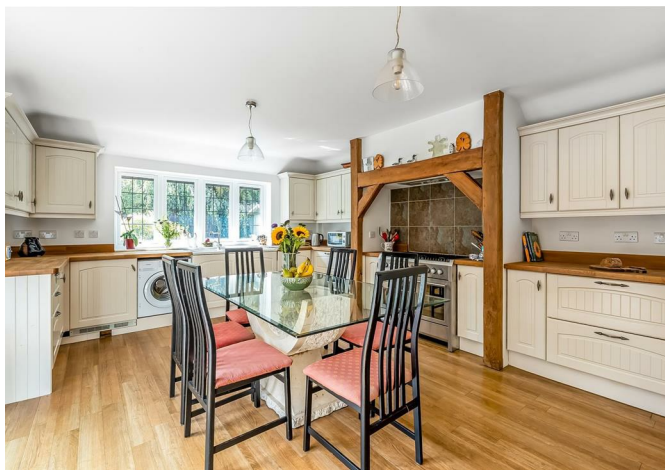




2 School Lane, Fetcham, Surrey, KT22 9JU

Price Guide £875,000



- DETACHED BUNGALOW - LOVELY ORDER
- SITTING ROOM WITH INGLENOOK FIREPLACE
- SPACIOUS KITCHEN/BREAKFAST ROOM
- 2 FURTHER DOUBLE BEDROOMS & BATHROOM
- MATURE GARDENS AND SECLUDED COURTYARD
- SPACIOUS RECEPTION HALL
- DINING ROOM
- PRINCIPAL BEDROOM WITH ENSUITE
- POTENTIAL UTILITY ROOM
- TWO DRIVEWAYS

Description

Offered with no onward chain, this characterful 3 DOUBLE bedroom detached bungalow is set on a bold corner plot within walking distance of Fetcham village.

Extended and much improved by the current owner, it's bright and airy accommodation includes a spacious reception hall which leads into an inner corridor off which all the main living spaces can be reached.

The sitting room is double aspect with an inglenook fireplace and a wide square arch leads through to the dining room which is again double aspect with French doors out onto the paved rear courtyard garden. The kitchen/breakfast room has a range cooker, space for a good sized breakfast table and again has French doors out onto the courtyard. Adjoining the kitchen is a small room which has more recently been used as storage but it is believed was previously in use as a utility room.

There are 3 bedrooms. The double aspect principal bedroom benefits from a range of fitted wardrobes and has a modern ensuite shower room with a window. In addition there are two further double bedrooms which are served by a family bathroom.

This property has two driveways; one gated accessed from the Cobham Road and the other is from School Lane.

The garden to the front is mature with a variety of shrubs and trees which provide for a high degree of privacy. The Rear Courtyard garden enjoys a sunny westerly aspect with side gate and space for table and chairs, numerous pots etc.

No onward chain.

Situation

Within walking distance are 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'Abernion and St John's School (11+) in Leatherhead.

The village shops are within walking distance and offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose 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.

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

The area generally abounds in a wealth of glorious open unspoilt Green Belt countryside much of which is National Trust owned. Bocketts Farm, Denbies Wine Estate and Polesden Lacey provide for great family outdoor entertainment.

Tenure

EPC

Council Tax Band

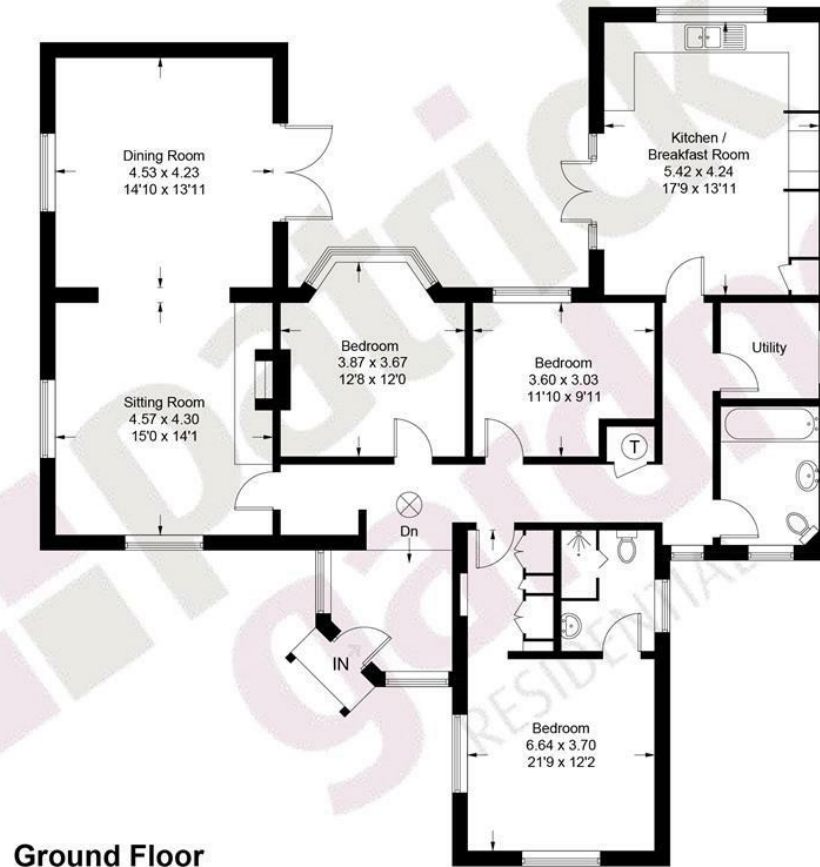
Freehold

C

F



Approximate Gross Internal Area = 146.8 sq m / 1580 sq ft



Ground 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. (ID1329698)

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