



66 Pound Crescent, Fetcham, Surrey, KT22 9JL

Price Guide £525,000



- SEMI-DETACHED HOUSE
- MODERN KITCHEN
- NO THROUGH ROAD
- * POTENTIAL OFF STREET PARKING
- CLOSE TO VILLAGE & SCHOOLS
- THREE BEDROOMS
- SITTING/DINING ROOM
- 50' REAR GARDEN
- MODERN BATHROOM
- NO CHAIN

Description

A well presented three bedroom semi-detached family house situated in a 'no through road' whilst within a short walk of Fetcham Village and local schools.

On the ground floor there is a hall, lovely double aspect sitting/dining room with French doors to the rear garden and modern fitted kitchen with integrated appliances with side door to the garden.

Upstairs the landing has a useful cupboard and access hatch to the loft. There are two double bedrooms, single bedroom and family bathroom.

Outside, the front garden is laid to lawn with central path to front door. The 50' rear garden is mainly laid to lawn with boundary hedging and fencing.

* There is space to create off street parking subject to highways permissions.

Conveniently for a purchaser there is no onward chain

Tenure	Freehold
EPC	C
Council Tax Band	E

Situation

Fetcham Village is fortunate to have 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'Abernon and St John's School (11+) in Leatherhead.

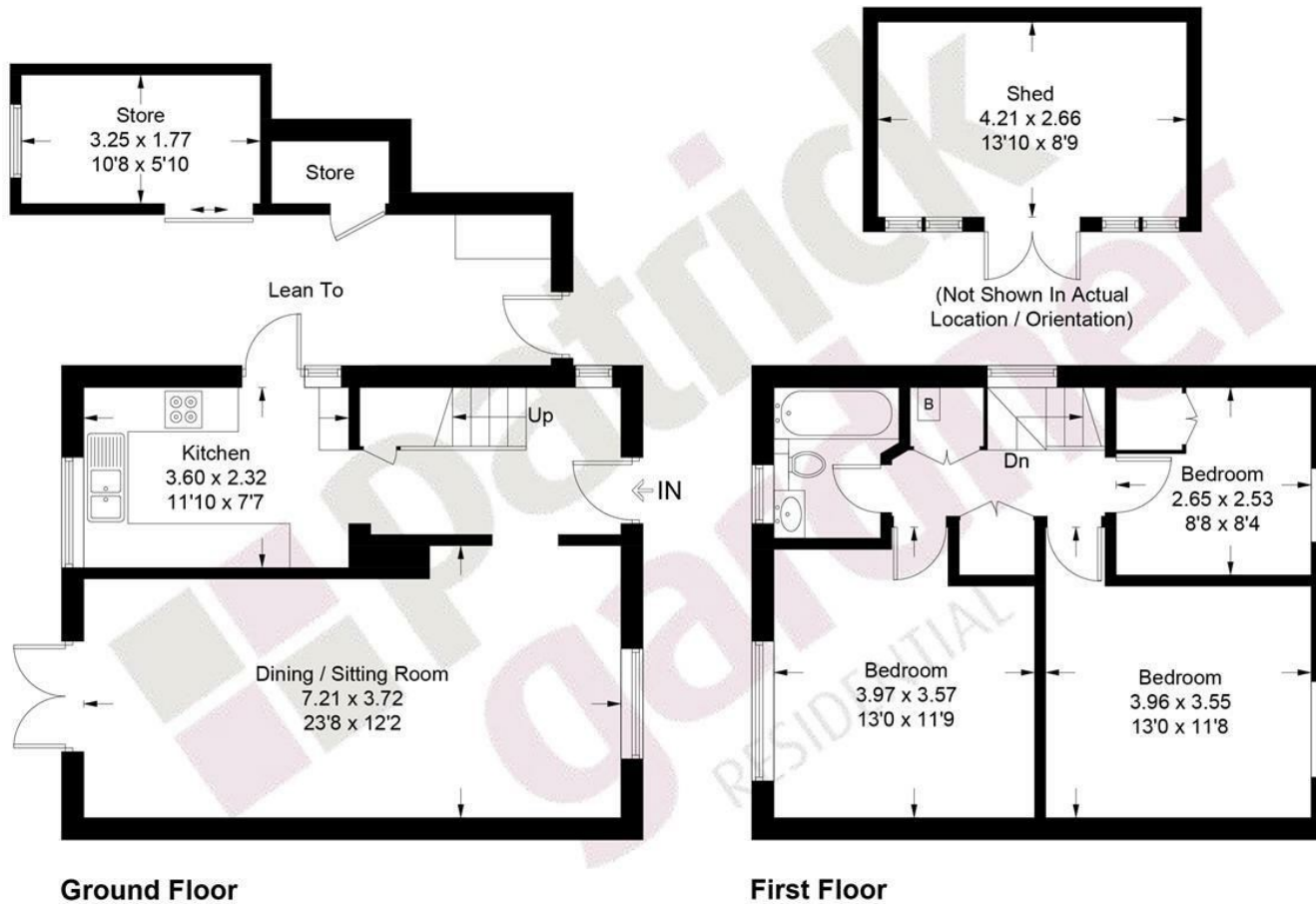
The village shops offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is located on the edge of the town at Fetcham Grove.

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 countryside with National Trust and Green Belt land close at hand. Bocketts Farm, Polesden Lacey, Denbies Wine Estate and Norbury Park offer great family days out.



Approximate Gross Internal Area = 85.9 sq m / 925 sq ft
Shed / Stores = 18.2 sq m / 196 sq ft
Total = 104.1 sq m / 1121 sq ft



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. (ID1299241)

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