



19 Mole Road, Fetcham, KT22 9RN

Price Guide £685,000



- DETACHED FAMILY HOUSE
- SITTING/DINING ROOM
- THREE GOOD BEDROOMS
- MATURE LANDSCAPED GARDEN
- SHORT WALK TO SCHOOLS & VILLAGE
- SCOPE FOR EXTENSION (STPP)
- SPACIOUS HALL WITH CLOAKROOM
- LARGE FAMILY BATHROOM
- DRIVEWAY AND GARAGE
- NO CHAIN

## Description

This beautifully presented detached house offers 1261 sq.ft.incl.gge enjoys a mature North Westerly facing plot whilst set in a residential cul-de-sac close to local schools and village.

Offered with no onward chain the property has been recently redecorated, mostly recarpeted, a new electric consumer unit fitted and the gas boiler serviced.

The property, which offers the opportunity for a rear or over garage extension and or a loft conversion (STPP), comprises a large reception hall with cloakroom and understairs cupboard, fitted kitchen with side door to the outside and superb 22'1 x 17'4 sitting/dining room with fireplace and two sets of sliding doors to the rear garden. Upstairs, a spacious galleried landing provides access to a large loft space, the principal bedroom has fitted wardrobes and basin, there is second double bedroom, good sized single bedroom and large family bathroom with separate shower and bath.

Outside, there is off street parking and access to the garage/workshop with electric roller door. Side access leads to a delightful landscaped tropical style garden with pergolas, bold foliage, pond, ferns, patio and artificial lawn with small bolder edging. Garden shed.



## 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.

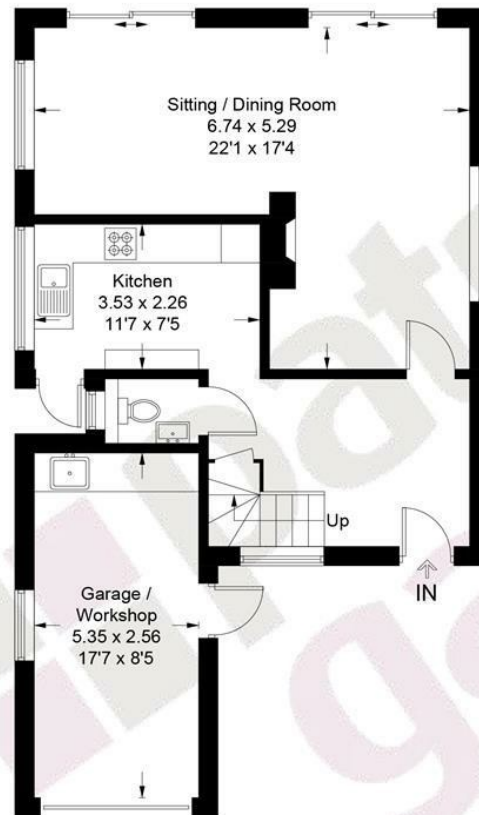
The village shops offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is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

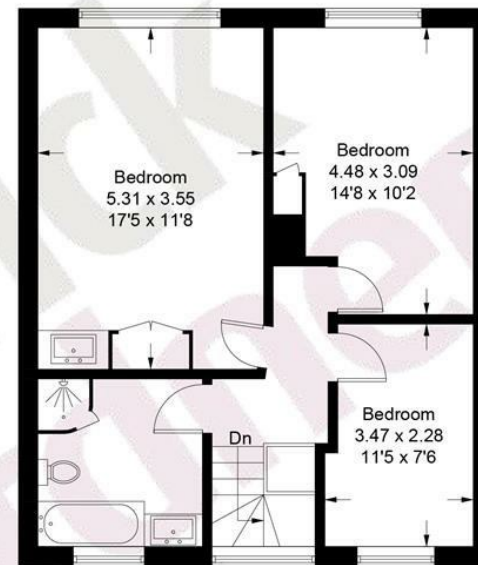
The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand. Bocketts Farm, Denbies Wine Estate and Polesden Lacey provide for great family outdoor entertainment.

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|------------------|----------|
| Tenure           | Freehold |
| EPC              | C        |
| Council Tax Band | E        |

Approximate Gross Internal Area = 103.4 sq m / 1113 sq ft  
 Garage / Workshop = 13.8 sq m / 148 sq ft  
 Total = 117.2 sq m / 1261 sq ft



**Ground Floor**



**First 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. (ID1307762)

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