10, Hazel Parade Penrose Road, Fetcham, KT22 9PY

Price Guide £279,950

- FIRST FLOOR MAISONETTE
- NO SERVICE CHARGES*
- 2nd STAIRCASE TO LARGE LOFT
- MODERN KITCHEN BREAKFAST ROOM
- ALLOCATED PARKING
- 150 YEAR UNEXPIRED LEASE
- TWO BEDROOMS
- PRIVATE GARDEN
- MODERN BATHROOM
- NO CHAIN

Description

This light and modern first floor purpose built maisonette is situated in an established residential area of Fetcham whilst enjoying a private garden, parking, peppercorn ground rent and no service charges.

Offered with no onward chain, a private front door leads to a small hall with stairs to the first floor landing. The accommodation includes a sitting room, two bedrooms (both with fitted wardrobes), modern bathroom and good sized fitted kitchen with integrated dishwasher, space for breakfast and access to a further stair case which leads to a large boarded loft space.

Outside, there is an allocated parking space (opposite front door) and good sized private hard landscaped rear garden with Southerly aspect and garden shed.

The property has been completely redecorated and recarpeted (including new lino to kitchen). There is a gas safety certificate for the combi boiler and current EICR electrical certificate

N.B. We are required under the Estate Agents Act 1979 and the provisions of the Information Regulations 1991 to point out that the client we are acting for in the sale of this property is a connected person' as defined by that Act.

Situation

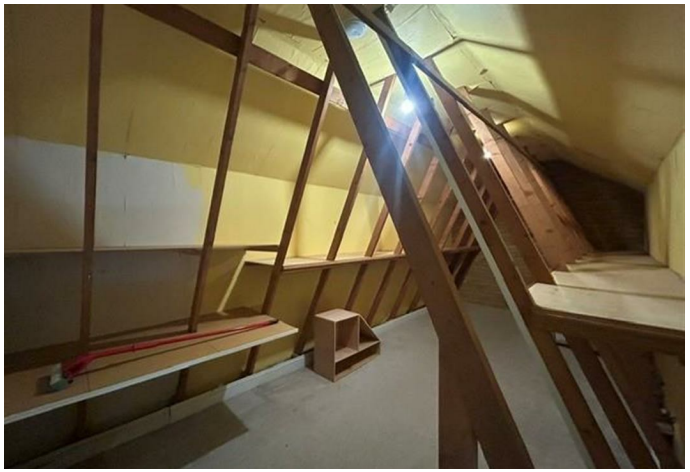
Within walking distance are an OFSTED Outstanding Infants School and an OFSTED Good Middle School. For older children there is OFSTED Good Therfield in Leatherhead. There are numerous private schools in the vicinity including Parkside Prep School at Stoke D'Abernon and St John's School (11+) in Leatherhead.

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 Ashtead 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	Leasehold
EPC	D
Council Tax Band	C
Lease	189 years from March 1987 - March 2176 (150 years unexpired)
Service Charge	£0.00 (Responsible for own parts of building)
Ground Rent	Peppercorn
Building insurance	Shared with downstairs shop (about £420 pa)



Approximate Gross Internal Area = 60.8 sq m / 654 sq ft
Loft Room = 19.8 sq m / 213 sq ft
Total = 80.6 sq m / 867 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. (ID1338121)

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