



69 Lower Road, Fetcham, Surrey
KT22 9HG

£895,000 Freehold

Directions

From our office in Bookham proceed to the bottom of the High Street turning right onto the Lower Road. Proceed along and number 69 can be found on your right hand side just before the roundabout.

Local Authority

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



Approximate Gross Internal Area 2233 sq ft - 208 sq m (Excluding Garage)

Ground Floor Area 1644 sq ft - 153 sq m
First Floor Area 589 sq ft - 55 sq m
Garage Area 320 sq ft - 30 sq m



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Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

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A particularly spacious 5 bedroom detached chalet style bungalow offering an excellent size southerly aspect rear garden. NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in 1946 this generous size home does in our opinion provide excellent potential to extend, modernise and reconfigure subject to the usual planning consents thus giving the incoming purchaser(s) an ideal opportunity to create a lovely family home. Currently this accommodation consists of two ground floor bedrooms, family bathroom, separate shower room, large dual aspect living room, separate dining room plus a kitchen breakfast room. To the first floor there are then 3 further bedrooms all with built-in storage. The property itself is approached via its own driveway, giving a substantial amount of off street parking which in turn leads to an attached garage. A particular feature of the property is the large rear garden which also incorporates a wide paved sun terrace leading onto an excellent expanse of lawn screened to all sides via mature trees. In total the garden extends to 81ft x 57ft (24.6m x 17.4m) and benefits from a sunny southerly aspect.



SITUATION

The property is located within easy reach of Fetcham village centre which offers a good range of amenities to include a supermarket, post office and number of other independent retailers. Leatherhead train station is just over a mile away and provides a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving good motorway access to both Heathrow and Gatwick airports. Also within the area are excellent schools both in the state and private sector.

