



**Approximate Gross Internal Area 1328 sq ft - 123 sq m
(Excluding Outbuilding)**

Ground Floor Area 854 sq ft - 79 sq m

First Floor Area 474 sq ft - 44 sq m

Outbuilding Area 75 sq ft - 7 sq m

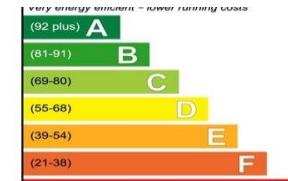


Local Authority

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



Bookham Office
Rayleigh House
32 High Street
Great Bookham
Tel: 01372 450255
Email: bookhamoffice@henshaws.net



Ref: 4233

www.henshaws.net

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 enquiries 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.

10 Lodge Close, Fetcham, KT22 9QZ

A superbly appointed 3 bedroom semi detached home offering a lovely rear garden situated within easy reach of Fetcham village centre.

THE PROPERTY

Originally constructed in 1955 this popular style of home has in recent years been cleverly extended and modernised enabling the property to now benefit from spacious accommodation as well as a light, bright and contemporary feel. On the ground floor this consists of a cloakroom, good size sitting room with a square bay window, grey oak floor and central log burning stove. The heart of the home can then be found in the open plan kitchen dining/family area with the former incorporating an excellent range of matching eye and base level units together with quartz work surfaces and a central island breakfast bar and bi folding doors opening out onto the lovely rear terrace and garden. In addition there is also a separate utility room. To the first floor there are 3 bedrooms, 2 with built in wardrobes and a newly installed bathroom and separate WC. The property is approached via its own block pavia driveway giving off street parking for 2 cars with side gated access leading to the delightfully landscaped rear garden incorporating a wide paved sun terrace leading onto an excellent expanse of astro turf lawn with well stocked flower and shrub beds surrounding. Set to the rear is a further terrace and pergola plus there is a useful timber shed/cabin. In total the garden extends to 56 ft x 23 ft (17m x 7m).



SITUATION

The property is located in a popular cul de sac within easy reach of Fetcham village centre which provides a good range of shops catering for daily needs to include a Sainsburys local and a number of other independent shops. Leatherhead town centre provides a more comprehensive range of amenities including the Swann shopping centre, Theatre, Waitrose and Nuffield Health & Fitness Gym. Leatherhead train station provides a commuter service into London Waterloo and Victoria and the M25 can be reached at junction 9 on the outskirts of Leatherhead giving good motorway access to both Heathrow and Gatwick airports. Also within easy reach are excellent schools both in state and private sector.

