

61 Hazel Way, Fetcham, KT22 9QF

Price Guide £775,000









- EXTENDED SEMI-DETACHED HOUSE
- TWO RECEPTION ROOMS
- UTILITY ROOM
- QUIET LOCATION
- LARGE SINGLE GARAGE
- FOUR BEDROOMS
- KITCHEN BREAKFAST ROOM
- TWO BATHROOMS
- OFF STREET PARKING
- LOVELY WEST FACING GARDEN

Description

This beautifully presented 4 bedroom semi-detached house has been extended to the side and rear to create a superb family accommodation over two floors whilst set in a quiet residential road close to local schools.

On the ground floor, the hall with useful understairs cupboard gives way to a lovely sitting room, a wide opening leads to the dining room with a return door to the hall and feature window to the breakfast room. The 22' x 10' kitchen/breakfast room has a breakfast bar, oak fronted cabinets, doors to the garden, a separate utility room and further door to cloakroom.

Upstairs, there are three double bedrooms each with fitted wardrobes, single bedroom, family shower room and good sized modern bathroom which is adjacent to the principal bedroom.

Outside, there is gravel driveway with adjoining path and lawn leading to a large single integral garage. Gated side access leads to a lovely rear garden with patio, lawn and mature boundary hedging, screen fencing and greenhouse.

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.

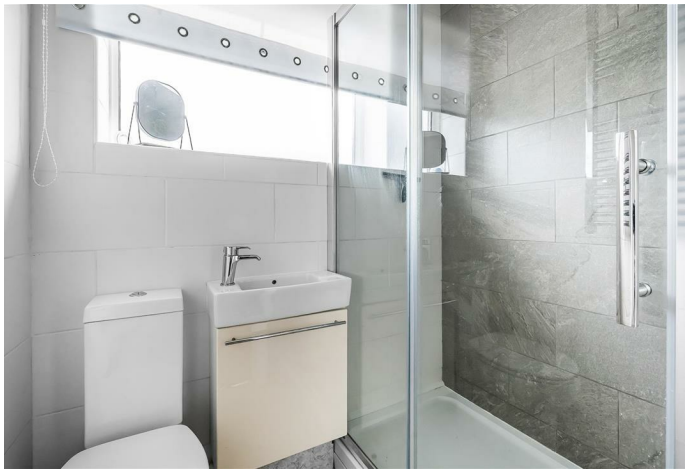
Cobham and Leatherhead main line railway stations offer excellent services to Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashtead side of Leatherhead. Gatwick and Heathrow Airports are within easy reach.

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.

Tenure	Freehold
EPC	C
Council Tax Band	E







Approximate Gross Internal Area = 128.7 sq m / 1385 sq ft
Garage = 17.0 sq m / 183 sq ft
Total = 145.7 sq m / 1568 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. (ID1309411)

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