2 Richmond Way, Fetcham, Surrey, KT22 9NZ

Price Guide £700,000

- DETACHED FAMILY HOME
- CATCHMENT FOR EXCELLENT LOCAL SCHOOLS
- 4 BEDROOMS
- FITTED KITCHEN
- AMPLE DRIVEWAY PARKING & GARAGE
- NO ONWARD CHAIN
- FAMILY BATHROOM AND GROUND FLOOR SHOWER ROOM
- SPACIOUS LIVING ROOM PLUS DINING ROOM
- SOUTH WESTERLY BACKING GARDENS
- SPRING GROVE POND IS ON THE DOORSTEP AND OFFER A FISHING LICENSE

## Description

A four bedroom detached family home occupying a wonderful position within the highly sought-after Eastwick area of Bookham, offering exceptional potential for enlargement and modernisation (stpp).

The property offers well-balanced accommodation approaching 1,270 sq. ft., with generous reception space and a traditional layout ideally suited for updating and reconfiguring.

The welcoming entrance hall leads through to a dual aspect sitting room measuring over 19ft in length, filled with natural light and enjoying attractive views over the rear garden. The separate dining room provides an ideal entertaining space. The kitchen offers a practical layout with a range of fitted units and direct side access, while the ground floor shower room adds flexibility for modern family living.

To the first floor are four bedrooms, including two particularly generous doubles, together with a family bathroom and separate WC.

The property is approached via a private driveway leading to the attached garage, while the front garden creates an attractive set-back from the road. The rear garden is a standout feature - mature, private and beautifully established, with extensive lawn, colourful borders, patio seating areas and a high degree of seclusion.

## Situation

The property sits in a quiet residential road exactly halfway between Bookham village centre and Fetcham village centre which are a mile in either direction. The local newsagents shop is a leisurely 10 minute stroll away while just around the corner are the Spring Grove ponds.

Both villages offer a range of shops and amenities including bakers, butchers, greengrocers, a post office, a small supermarket and a delicatessen.

The area is extremely well catered for with highly regarded local state schools including Eastwick Primary School and The Howard of Effingham Senior School. Private schools, including Manor House, St Theresa's and St.John's in Leatherhead are a short drive away.

Leatherhead town centre offers a more comprehensive range of shops and a good variety of restaurants and gives access to the M25 and the UK motorway network.

A wide selection of open countryside to enjoy is close to hand with Norbury Park, Polesden Lacey and Bookham Common all within reach.

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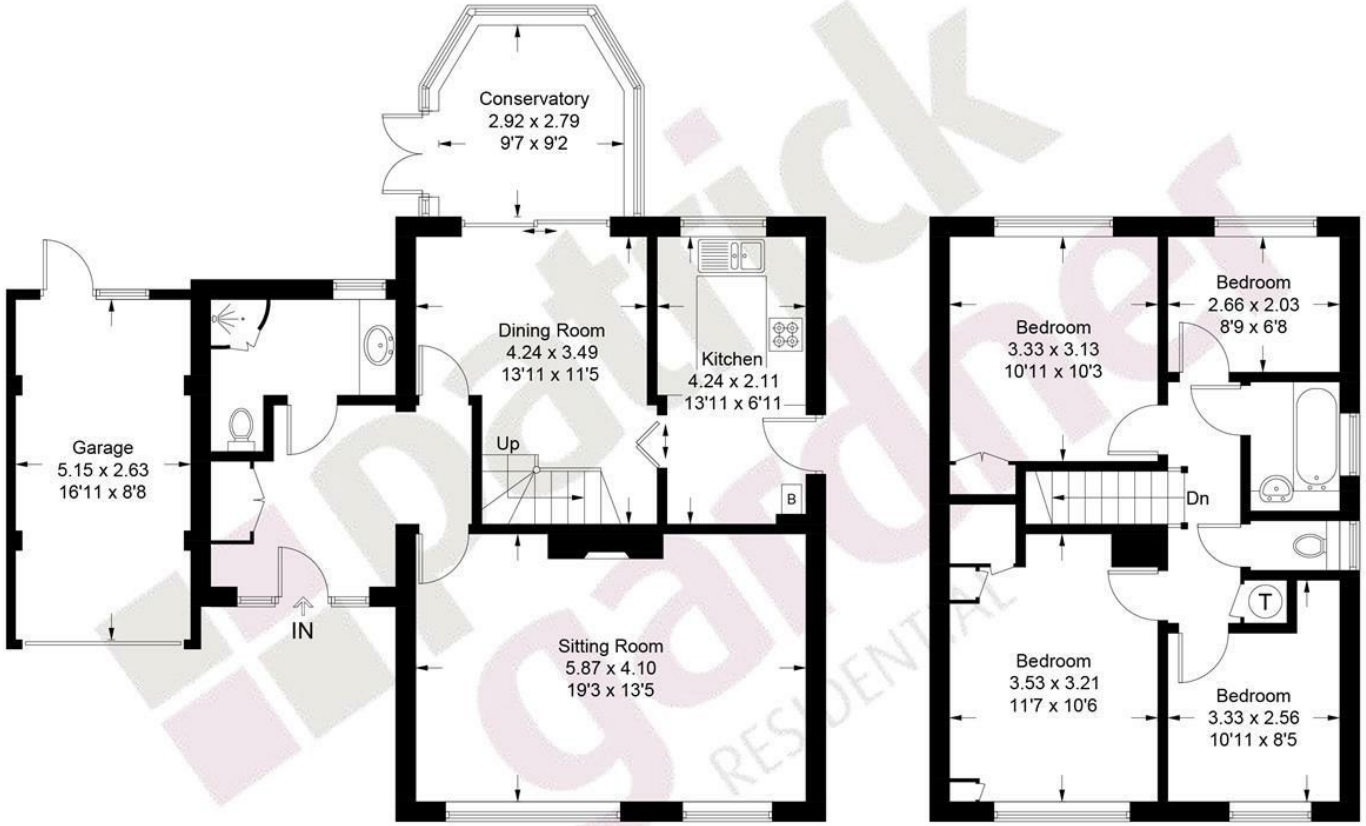
| **Tenure** | Freehold |
| **EPC** | C |
| **Council Tax Band** | F |
| **Construction** | Steel Framed |

Approximate Gross Internal Area = 123.4 sq m / 1328 sq ft
Garage = 13.8 sq m / 148 sq ft
Total = 137.2 sq m / 1476 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. (ID1307209)

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