



Kennel Lane, Fetcham, Leatherhead, KT22 9PQ

£2,800 pcm

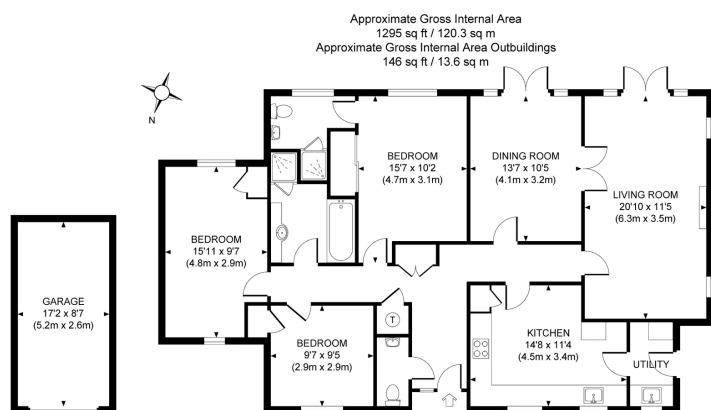
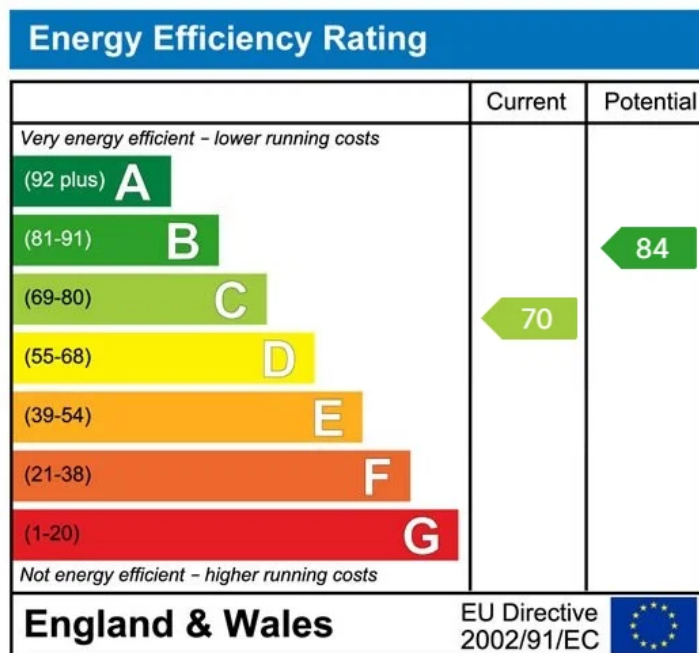
Charming three bedroom detached bungalow set in secluded private road. This charming three-bedroom detached bungalow is presented in good order throughout and offers spacious, versatile accommodation. The property features an entrance porch leading into a reception hall. The bright, double-aspect sitting room enjoys a feature fireplace and French doors opening directly onto the rear garden. A separate dining room also benefits from French doors overlooking the rear garden. The fully fitted kitchen offers a modern range of units, with warm terracotta tiles and the addition of a breakfast area. There is a separate utility room, with access to the side garden. The principal bedroom benefits from an extensive range of fitted wardrobes and an en-suite shower room. There are two further bedrooms, one of which enjoys a double aspect and fitted wardrobes, together with a family bathroom incorporating a separate shower cubicle.



Lettings Office
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A particular feature of the property is the delightful, secluded mature gardens which surround the bungalow, providing a wonderful sense of privacy for outdoor relaxation and entertaining. The property also benefits from a private driveway providing off-street parking and a single garage.

The accommodation comprises of:

- Double-aspect sitting room with feature fireplace
- Separate dining room overlooking the garden
- Fitted kitchen with breakfast area
- Principal bedroom with en-suite shower room

Two further bedrooms

- Family bathroom and separate cloakroom
- Delightful, mature and secluded gardens
- Private driveway and single garage

AVAILABLE FROM MID DECEMBER/ UNFURNISHED

COUNCIL TAX: Band F. MOLE VALLEY COUNCIL EPC: C

A HOLDING DEPOSIT OF £640.00 IS REQUIRED. A DILAPIDATION DEPOSIT REQUIRED of £3200.00 AT TENANCY START
 Gas - Currently supplied via British Gas . Electric, Currently supplied via EDF
 Mains Water and sewerage. Sutton & East Surrey Water Mains Drains

The property is located within a residential area on the Fetcham/Bookham borders centre offering easy access to either Fetcham village or Bookham village centre. A more comprehensive range of amenities can be found in Leatherhead town centre approximately 1 miles away including the train station which 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 easy reach are a number of excellent schools both in the state and private sector.

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