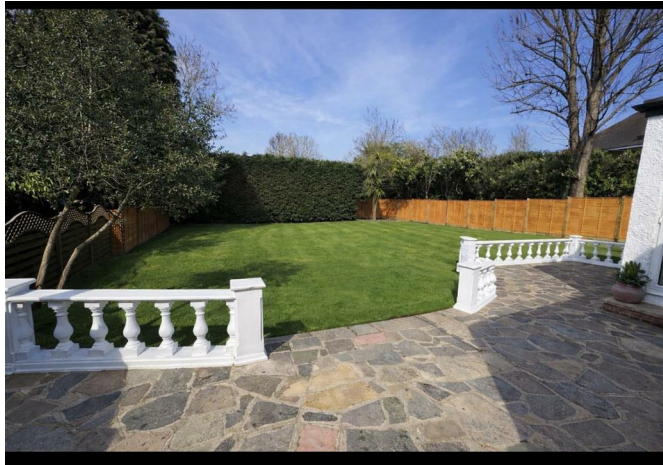




98 Lower Road, Fetcham, Surrey, KT22 9NG

Price Guide £850,000



- REFURBISHED DETACHED BUNGALOW
- 1484 SQ.FT INCLUDING DOUBLE GARAGE
- ENTRANCE HALL AND BATHROOM
- MORNING ROOM
- 2 DOUBLE BEDROOMS
- READY TO MOVE IN NOW
- QUARTER ACRE PLOT
- BRAND NEW SHAKER STYLE KITCHEN
- OPEN PLAN SITTING/DINING ROOM
- PLANNING CONSENT FOR DETACHED HOUSE

## Description

This newly refurbished detached bungalow is set on a mature one quarter-acre plot (0.23 acres) with the added benefit of planning permission (MO/2024/1409) to create a substantial 2,975 sq ft two-storey family home.

The property has been comprehensively refurbished to an excellent standard throughout, offering immediate move-in condition whilst presenting potential for those who may in the future seek to extend, convert or redevelop.

Redecorated throughout with contemporary colours, the space is bright and airy throughout; natural light floods into every room. The accommodation comprises a generous open-plan kitchen and morning room fitted with contemporary shaker-style units and integrated appliances, a spacious open plan sitting/dining room as well as two well-proportioned double bedrooms and a modern shower room. A new boiler, new consumer unit and new flooring throughout complete the specification.

To the front, a large driveway provides ample parking for several vehicles, together with a double garage. If desired, the garage offers scope to convert to an additional bedroom and bathroom, subject to the necessary consents. Indicative layout drawings are available on request.

The rear garden enjoys a high degree of privacy being fenced to all boundaries and includes a large terrace/patio with extensive lawn beyond.

## 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 Ashted 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.

**Tenure**

Freehold

**EPC**

D

**Council Tax Band**

F



Approximate Gross Internal Area = 107.2 sq m / 1154 sq ft  
Garage = 30.7 sq m / 330 sq ft  
Total = 137.9 sq m / 1484 sq ft



### Ground 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. (ID1291050)

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