

3 The Oaks, Fetcham, Surrey, KT22 9PP

Asking Price £950,000









- DETACHED THREE BED BUNGALOW
- THREE RECEPTION ROOMS
- PRINCIPLE BED WITH EN-SUITE
- INTEGRAL GARAGE & PARKING
- EASY ACCESS OF SHOPS & AMENITIES
- GATED CUL-DE-SAC LOCATION
- SUPERB FITTED KITCHEN
- GUEST BED TWO WITH EN-SUITE
- WESTERLY ASPECT GARDENS
- NO ON-GOING CHAIN.

Description

Nestled within a quiet, gated cul-de-sac of similar homes, this extended detached bungalow is conveniently located for Bookham village shops and amenities. Offering three bedrooms, two bathroom suites, and a rear orangery designed for year-round enjoyment, the property is offered with no onward chain.

The front door opens into a welcoming entrance hall with built-in stoarge cupboards. To the rear, a relaxed sitting room provides ideal entertaining space with direct doors onto the garden. A separate dining room offers ample space for a table and chairs, flowing into a light and airy orangery overlooking the grounds. The kitchen boasts a wealth of storage cupboards and integrated appliances, leading to a useful utility room with internal access to the integral garage.

The principal bedroom features fitted wardrobes and a private en-suite bathroom. Guest bedroom two benefits from a 'Jack and Jill' bathroom suite (also accessible from the hallway), while a third bedroom or study neatly completes the accommodation.

Outside, the property is approached via a driveway leading to the garage. The rear garden enjoys a desirable westerly aspect, creating a tranquil setting to enjoy the afternoon and evening sun.

Situation

Situated in a quiet gated cul-de-sac the property is a short leisurely walk to the local newsagents shop, under a mile to Fetcham Village and just over a mile to Bookham Village. Just around the corner are the Spring Grove ponds while a few minutes' walk in the other direction will take you straight onto Bookham Common. The National Trust owned land is great for walkers, cyclists and riders alike.

Both Fetcham and Bookham villages offer a wide range of shops and amenities whilst Leatherhead town centre, with its more extensive range of shops and restaurants, is located 2.5 miles away and offers a main line station with services to London. The property is also on the 479 bus route.

Within the locality there are a number of excellent local schools both private and state funded. Eastwick Schools, Great Bookham School, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School and St Teresa's Preparatory School situated in the neighbouring village of Effingham.

You are also within easy reach of the A3 and M25 and ideally located halfway between both Gatwick and Heathrow airports.

Tenure	Freehold
EPC	C
Council Tax Band	G
Residents Association	Approx £400 per annum to cover the electric gates, communal gardening & road insurance







Approximate Gross Internal Area = 151.9 sq m / 1635 sq ft
(Including Garage)
Garden Room = 7.7 sq m / 83 sq ft
Total = 159.6 sq m / 1718 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. (ID1347863)

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