



**patrick
gardner**
RESIDENTIAL

7a Kennel Close, Fetcham, KT22 9PF

Price Guide £795,000



- 3 BEDROOMS
- AMPLE PARKING
- OPEN PLAN KITCHEN
- VALMORA SHAKER STYLE KITCHEN
- MATURE SECLUDED GARDEN
- 3 BATHROOMS
- BI FOLD DOORS ONTO GARDEN
- DOWNSTAIRS BEDROOM & BATHROOM
- EV CHARGING
- 10 YEAR BUILDZONE WARRANTY

Description

This beautiful three-bedroom semi-detached home is build complete and ready to move into. The property features a spacious lounge, an open-plan kitchen/diner with stunning island unit, a convenient luxury shower room, as well as a second reception room which could also be used as a third bedroom. The bespoke, shaker style, kitchen by Valmora, is complemented with integrated Bosch appliances and finished with attractive quartz worktops. Upstairs, there are two generous double bedrooms both en-suite. Outside, you'll find a delightful private garden and ample private parking.

Each home boasts a stunning specification that exemplifies the highest standards of craftsmanship.

10 year Buildzone Warranty for added peace of mind.

Situation

Fetcham village offers a good variety of shopping outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the partly covered Swan Shopping Centre and Waitrose Local in Church Street. For leisure pursuits Nuffield Health Fitness Gym is located in The Crescent and the popular Leatherhead Theatre is also in Church Street. 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 London Waterloo, Victoria and London Bridge. Junction 9 of the M25 is a short drive away and gives access to the London Orbital network. Gatwick and Heathrow International 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

B

Council Tax Band

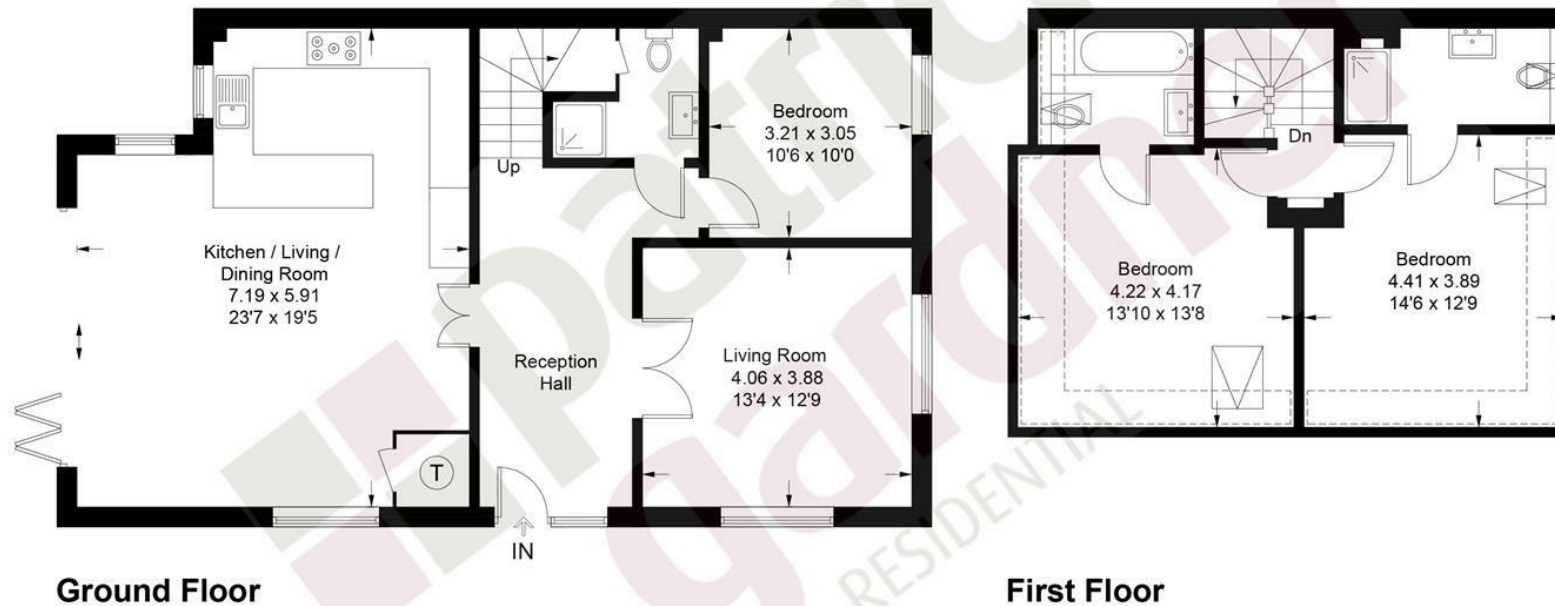
New Build



Approximate Gross Internal Area = 135.9 sq m / 1463 sq ft



 = Reduced headroom below 1.5m / 5'0



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. (ID1239867)
www.bagshawandhardy.com © 2025

43 High Street, Bookham, Surrey, KT23 4AD
Tel: 01372 452207 Email: bookham@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

