2 Talman Place, Fetcham, KT22 9FN

Price Guide £1,250,000

- SUPERB DETACHED BUNGALOW
- GATED PRIVATE DRIVE
- THREE BATHROOMS
- 1967 SQ.FT.INCL.GGE
- LOVELY SOUTH FACING GARDENS
- BUILT 2020 WITH HIGH SPECIFICATION
- THREE DOUBLE BEDROOMS
- 31 x 20 KITCHEN DINING ROOM
- AMPLE PARKING AND GARAGE
- NO CHAIN

Description

Situated in a leafy, residential area of Fetcham Village, No. 2 Talman Place enjoys a mature tree-lined, gated setting with a spacious south facing rear garden.

The single-level home features a stunning triple aspect 31' x 20' open plan kitchen/living dining area with bi fold doors that lead onto a large Granite paved terrace and garden. A contemporary, Italian designed kitchen with Quartz stone work surfaces and Porcelain tile as well as a range of integrated appliances by Siemens and large island with breakfast bar completes the room.

Double doors open into the sitting room with French doors onto a large Granite paved terrace. A separate dressing room and en-suite shower room with contemporary Duravit sanitaryware and Hansgrohe and Grohe bathroom fittings can be found in the principal bedroom.

A family bathroom and a further two double bedrooms, both with fitted wardrobes, are located off a spacious reception hall. There is ample parking with a separate single garage, well proportioned garden and driveway parking.

Tenure	Freehold
EPC	B
Council Tax Band	G
Estate Road Charge	£350 pa

Situation

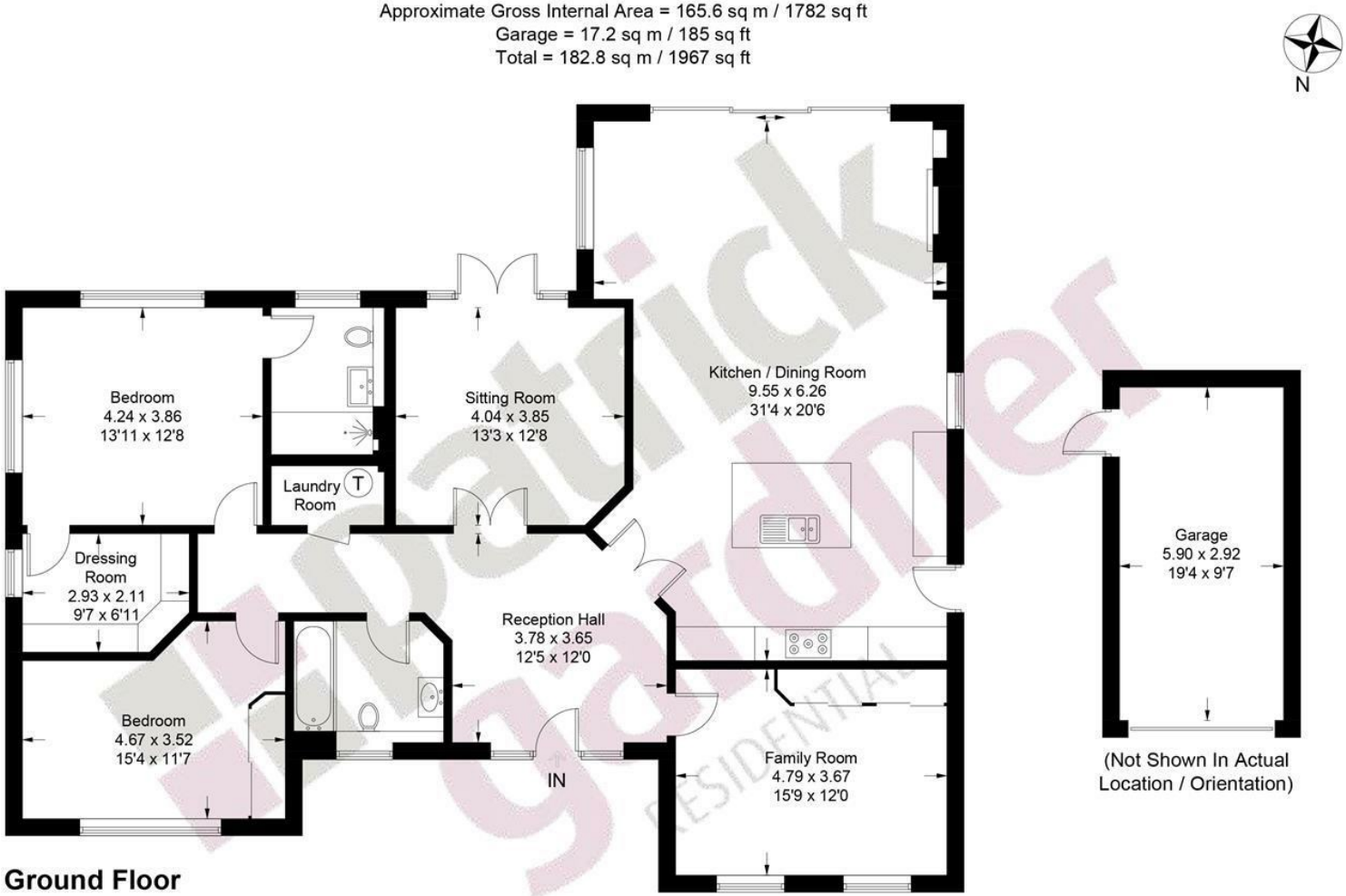
Fetcham Village is fortunate to have an OFSTED Outstanding Infants School and an OFSTED Good Middle School. For older children there is OFSTED Good Therfield in Leatherhead. There are numerous private schools in the vicinity including Parkside Prep School at Stoke D'Abernon and St John's School (11+) 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 Ashtead 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. Bocketts Farm, Denbies Wine Estate and Polesden Lacy provide or great family outdoor entertainment.

Approximate Gross Internal Area = 165.6 sq m / 1782 sq ft
Garage = 17.2 sq m / 185 sq ft
Total = 182.8 sq m / 1967 sq ft



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. (ID1272535)

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