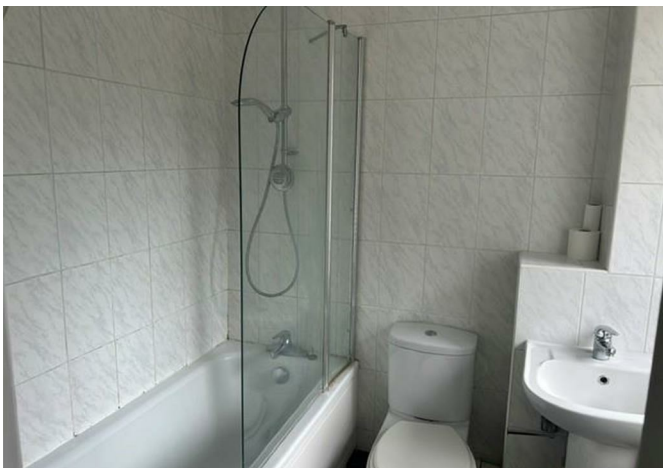




52 Bickney Way, Fetcham, KT22 9QQ

Price Guide £324,950



- SEM-DETACHED HOUSE
- SITTING/DINING ROOM
- HARD LANDSCAPED GARDEN
- 481 SQ.FT.
- QUIET RESIDENTIAL LOCATION
- ONE BEDROOM
- KITCHEN
- ALLOCATED PARKING
- IDEAL FIRST TIME BUY
- NO CHAIN

## Description

This delightful one bedroom semi-detached house is situated in a quiet residential road whilst enjoying a good sized garden and allocated parking.

Offered with no onward chain, the accommodation comprises a sitting/dining room with stairs to the first floor and 12'10 x 6'11 kitchen with door to the rear garden. Upstairs is a double bedroom with fitted wardrobes and bathroom.

Outside, there is a good sized hard landscaped rear garden with southerly aspect incorporating a good sized patio and decking with attractive part wall / part fence screening.

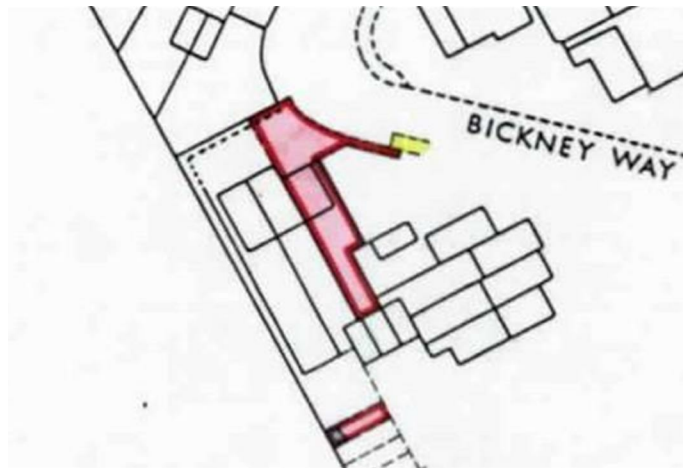
<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	C

## Situation

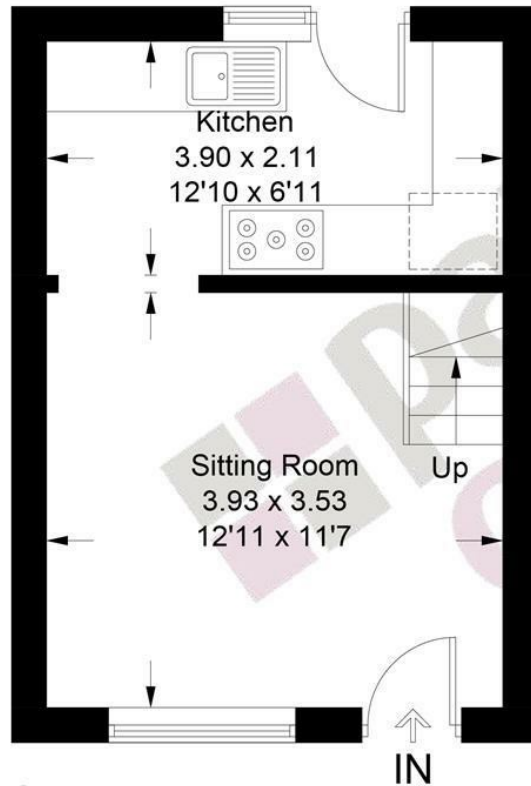
Fetcham Village has an OFSTED Outstanding Infants School and an OFSTED Good Middle School. For older children there is OFSTED Good Therfield in Leatherhead.

Fetcham village offer a good variety of outlets including a Sainsburys Local. Leatherhead offers a more comprehensive range of shops including the part covered Swan Centre, Theatre, Waitrose in Church Street and Nuffield Fitness Gym. The leisure centre is located on the edge of the town at Fetcham. Cobham and Leatherhead railway stations offer excellent services to Waterloo & Victoria. The M25 can be found on the Ashtead side of L'head. Gatwick and Heathrow are within easy reach.

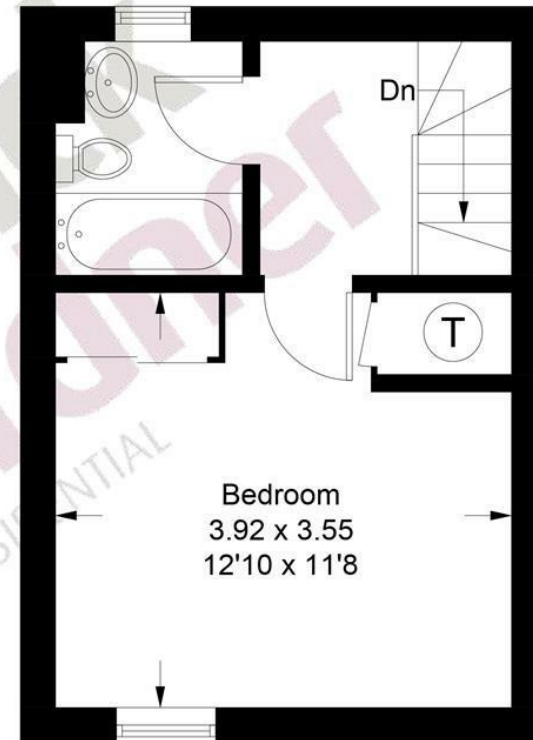
In the near vicinity there are 100's of acres of Green Belt countryside much of which is National Trust owned. Bocketts Farm, Polesden Lacey, Denbies Wine Estate and Norbury Park offer great outdoor family entertainment.



Approximate Gross Internal Area = 44.7 sq m / 481 sq ft



**Ground Floor**



**First 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. (ID1307370)

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