



**98 Lower Road, Fetcham, Surrey  
KT22 9NG**

**Price Guide £850,000 Freehold**

### Directions

From our office in Bookham proceed to the bottom of the High Street turning right onto the Lower Road. Continue along for approximately 3/4 mile and the property can be found just after Ashwood Park on your left hand side.

### Local Authority

Mole Valley District Council Tel: 01306 885001  
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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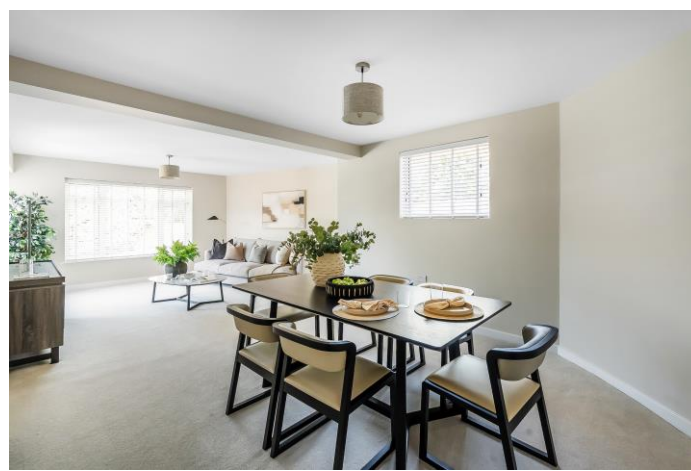
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## 98 Lower Road, Fetcham, Surrey KT22 9NG

A newly refurbished 2 bedroom detached bungalow set on a mature one quarter acre plot (0.23 acres) with the additional benefit of planning permission (MO/2024/1409) to create a 2975sqft two storey family home. NO ONWARD CHAIN.

### THE PROPERTY

The current owners have in the last 2 months undertaken a comprehensive programme of modernisation and redecoration enabling this desirable residence to now provide superbly appointed accommodation with a light, bright and contemporary feel. The principle accommodation now consists of 2 well proportioned double bedrooms, a modern shower room, a spacious open plan sitting room with a lovely open plan kitchen/breakfast room fitted with a comprehensive range of contemporary shaker style units and integrated appliances. In addition a new boiler, consumer unit and new flooring have been added to complete an excellent specification. The property itself is approached via a large driveway providing ample parking for several vehicles together with a double garage giving further potential for conversion to an additional bedroom and bathroom subject to the necessary planning consents. To the rear there is then an excellent size garden being extensively laid to lawn offering a high degree of privacy and giving further potential to extend subject to the usual planning consents. In total the garden extends to 78ft x 66ft (23m x 20m).



### SITUATION

The property is well positioned for both Fetcham and Bookham village centres both offering excellent amenities to include supermarkets, post offices, Doctors & Dentist surgeries and number of other independent retailers. Also close by are excellent schools both in the state and private sector. A more comprehensive range of amenities can be found at Leatherhead town centre to include the Swan Shopping centre, Theatre, Waitrose and Nuffield private health club. The M25 and A3 are easily accessible giving good motorway access to both Gatwick and Heathrow airports. Leatherhead train station is 1.8 miles away and provides a commuter service into London Waterloo, Victoria and London Bridge.

