



The Street, Fetcham, KT22  
Fetcham

Offers Over  
£500,000

**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 1

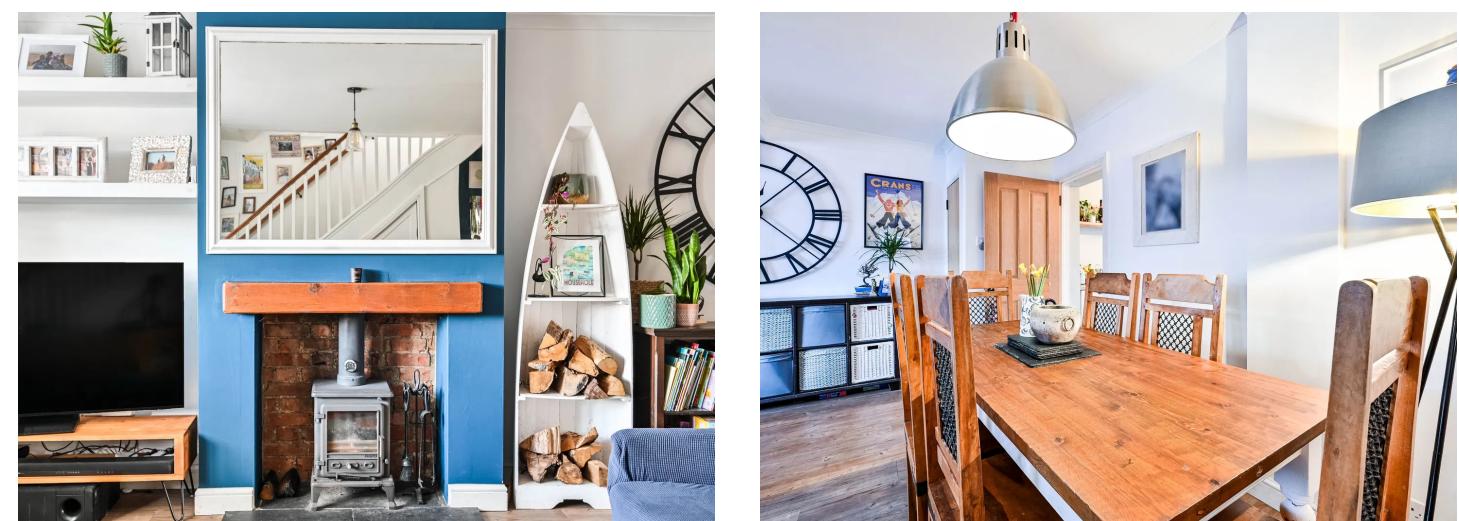
A beautifully presented three-bedroom semi-detached home offering exceptional living space and a superb rear garden, situated within walking distance of Fetcham village centre.

Originally constructed in the 1920s, this charming home has been comprehensively modernised in recent years to offer light, bright, and contemporary accommodation throughout.

The ground floor features a delightful open-plan lounge/dining room with central feature fireplace incorporating a wood-burning stove, creating a wonderful focal point. The modern kitchen provides a comprehensive range of eye and base-level units with ample worktop space. A family bathroom completes the ground floor, with utility space and stylish Amtico flooring.

Upstairs, the master bedroom benefits from an ensuite cloakroom, alongside two further well-proportioned bedrooms.

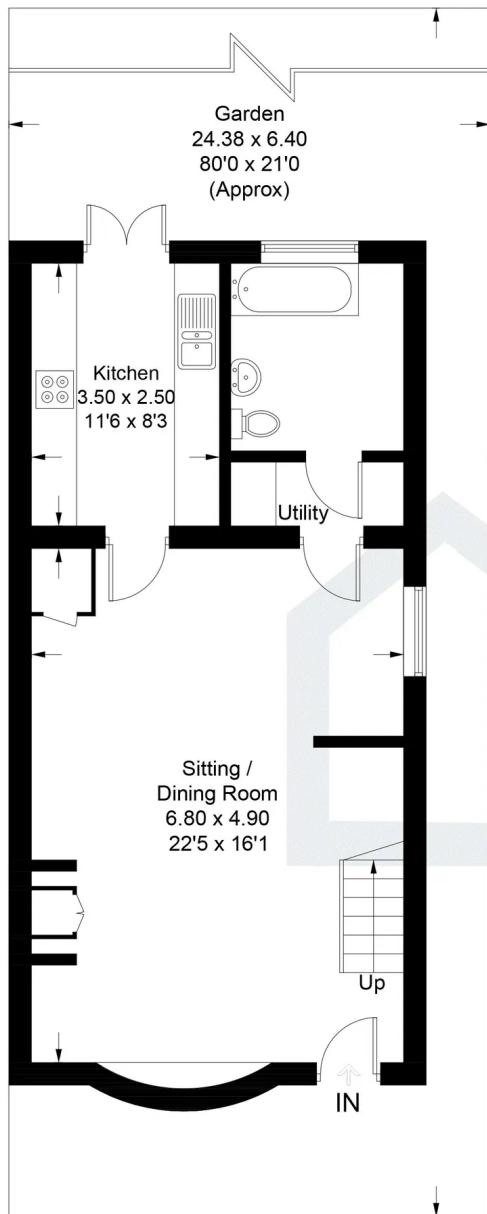
A particular feature of this property is the superb rear garden, extending to over 91ft. The beautifully landscaped space offers a raised decking area leading onto an expansive lawn, perfect for family life and outdoor entertaining.



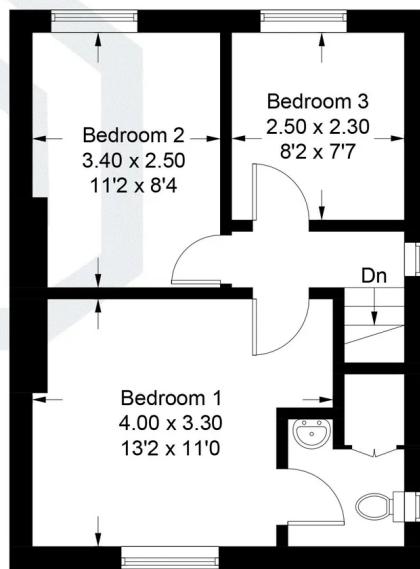


# 120 The Street

Approximate Gross Internal Area = 84.7 sq m / 911 sq ft



First Floor



**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 1

Ideally positioned within easy walking distance of Fetcham village centre with its excellent selection of local amenities and shops.

The area is surrounded by miles of beautiful open countryside, perfect for walking, running, cycling, and horse riding, with local attractions including Box Hill and Polesden Lacey nearby.

Families will appreciate the catchment for excellent local schools, while Leatherhead offers a Leisure Centre, Nuffield Health Club, and a choice of golf clubs including the prestigious RAC Club in Epsom.

Transport links are superb, with easy access to the M25 (Junction 9) and A3, plus rail services to London and Guildford from nearby Leatherhead and Bookham stations, connecting to both Heathrow and Gatwick airports.



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