



**Redleaf Close, Fetcham**  
Leatherhead



Guide Price **£835,000**

# Redleaf Close

Fetcham, Leatherhead

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Detached Bungalow
- Located in Private Cul-de-Sac
- Two Double Bedrooms
- Potential for Loft Conversion
- Well Maintained & Secluded Garden
- Air Source Heat Pump
- Separate Garage
- Fully Fitted Kitchen





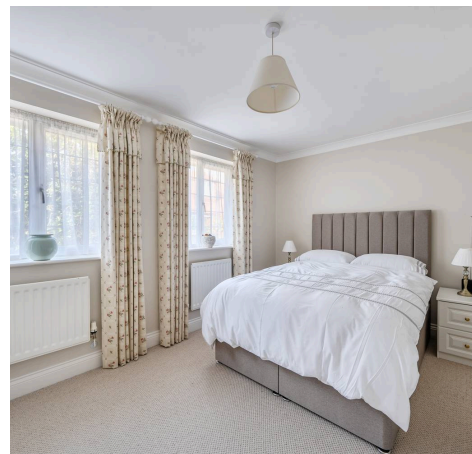
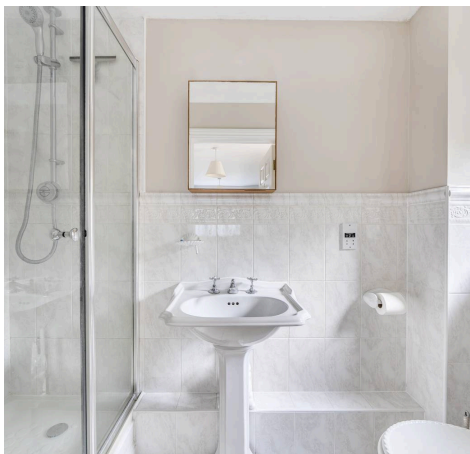
V&H Homes are delighted to present this well-designed detached bungalow, located within a private cul-de-sac in the highly sought-after setting of Fetcham. Offering generous room proportions, a secluded garden and scope for future extension, this home is ideal for those seeking both comfort and potential.

The property has been cleverly planned with no wasted corridor space. Instead, the dining hall serves as a central hub, providing ease of movement to all rooms and creating a sense of open flow. The lounge is bright and welcoming, while the adjoining dining hall and kitchen enjoy abundant morning sunlight, making them uplifting spaces to start the day.

There are two double bedrooms, the principal benefitting from an en-suite shower room, alongside a well-appointed family bathroom. All rooms are generously sized, with large windows bringing in natural light.

Externally, the property enjoys a secluded rear garden, perfect for outdoor relaxation or entertaining. To the front there is a driveway providing off-street parking and access to the garage.

The bungalow also offers exciting scope for future expansion. The loft space has been constructed with floor-quality ceiling joists and service points in place, making a future conversion straightforward, subject to the usual consents. With space for a double bedroom and en-suite, this would significantly enhance the home's versatility and value.



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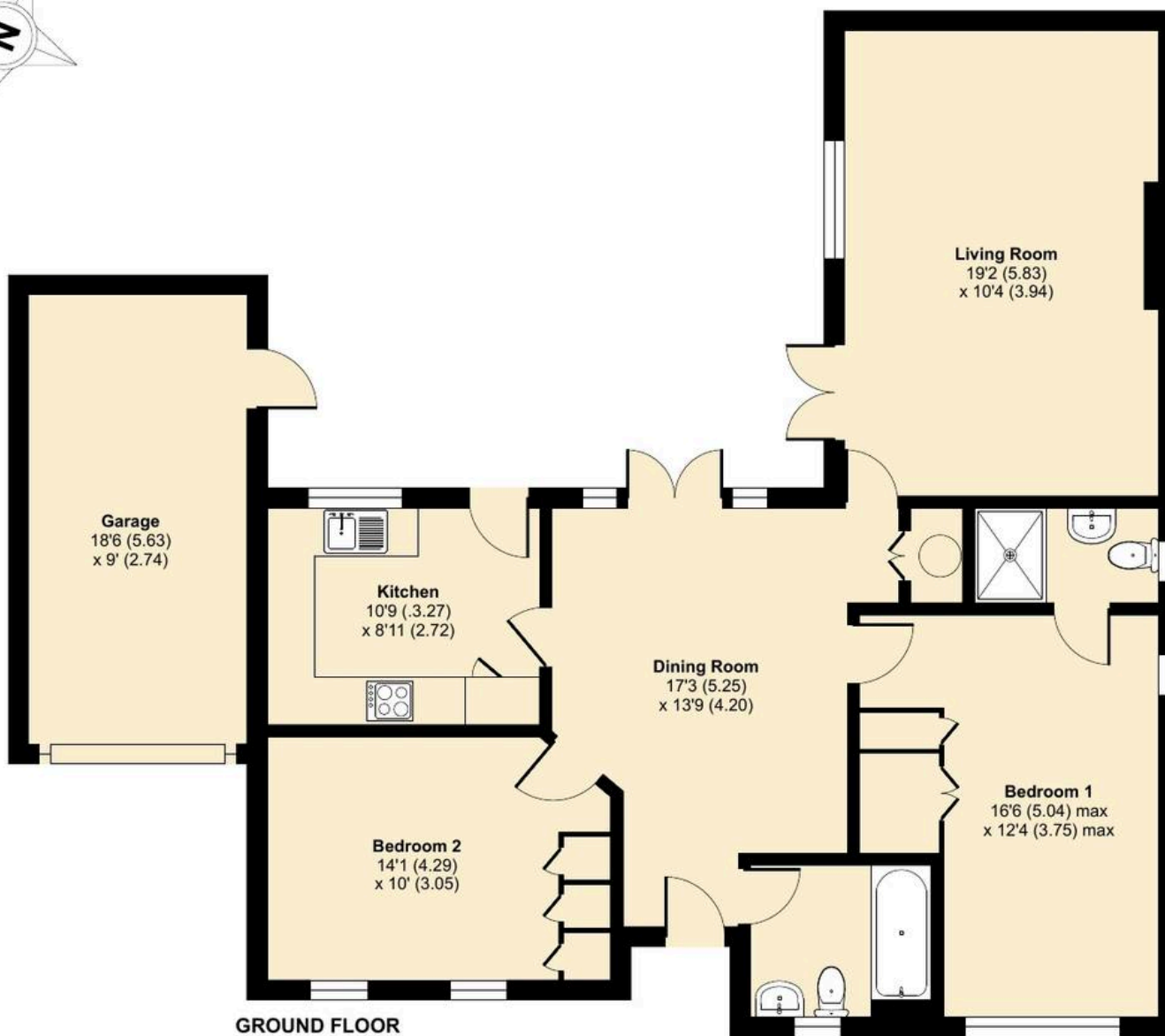
# Redleaf Close, Fetcham, Leatherhead, KT22

Approximate Area = 979 sq ft / 90.9 sq m

Garage = 166 sq ft / 15.4 sq m

Total = 1145 sq ft / 106.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for V&H Homes. REF: 1357135

