37 Lodge Road, Fetcham, Surrey, KT22 9QY

Price Guide £675,000

- EXTENDED SEMI-DETACHED HOUSE
- 1499 SQ.FT.INCL.GGE
- OPEN PLAN DINING / SNUG ROOM
- OFF STREET PARKING
- 29' x 9'10 TANDEM GARAGE
- THREE BEDROOMS
- SITTING ROOM
- MODERN FAMILY SHOWER ROOM
- DOWNSTAIRS CLOAK/SHOWER ROOM
- LARGE SOUTH FACING GARDEN (0.15 ACRES)

Description

This superb semi-detached house is situated is a much sought after residential road whilst enjoying a mature 0.15 acre south facing plot.

Extended on the ground floor, the well appointed accommodation comprises a lovely sitting room with open fire, fitted kitchen with return door to a lovely open plan snug and dining room making for a great family layout. There is a separate utility room and cloakroom with shower. Upstairs there are two good sized bedrooms with fitted wardrobes, single bedroom and family shower room with large walk in shower enclosure.

Outside, there is off street parking with driveway leading to a 29' tandem garage with personal door to a superb 110' rear garden with South facing aspect, secluded terrace and lovelt shaped lawn with mature trees and boundary hedging.

Tenure	Freehold
EPC	D
Council Tax Band	D

Situation

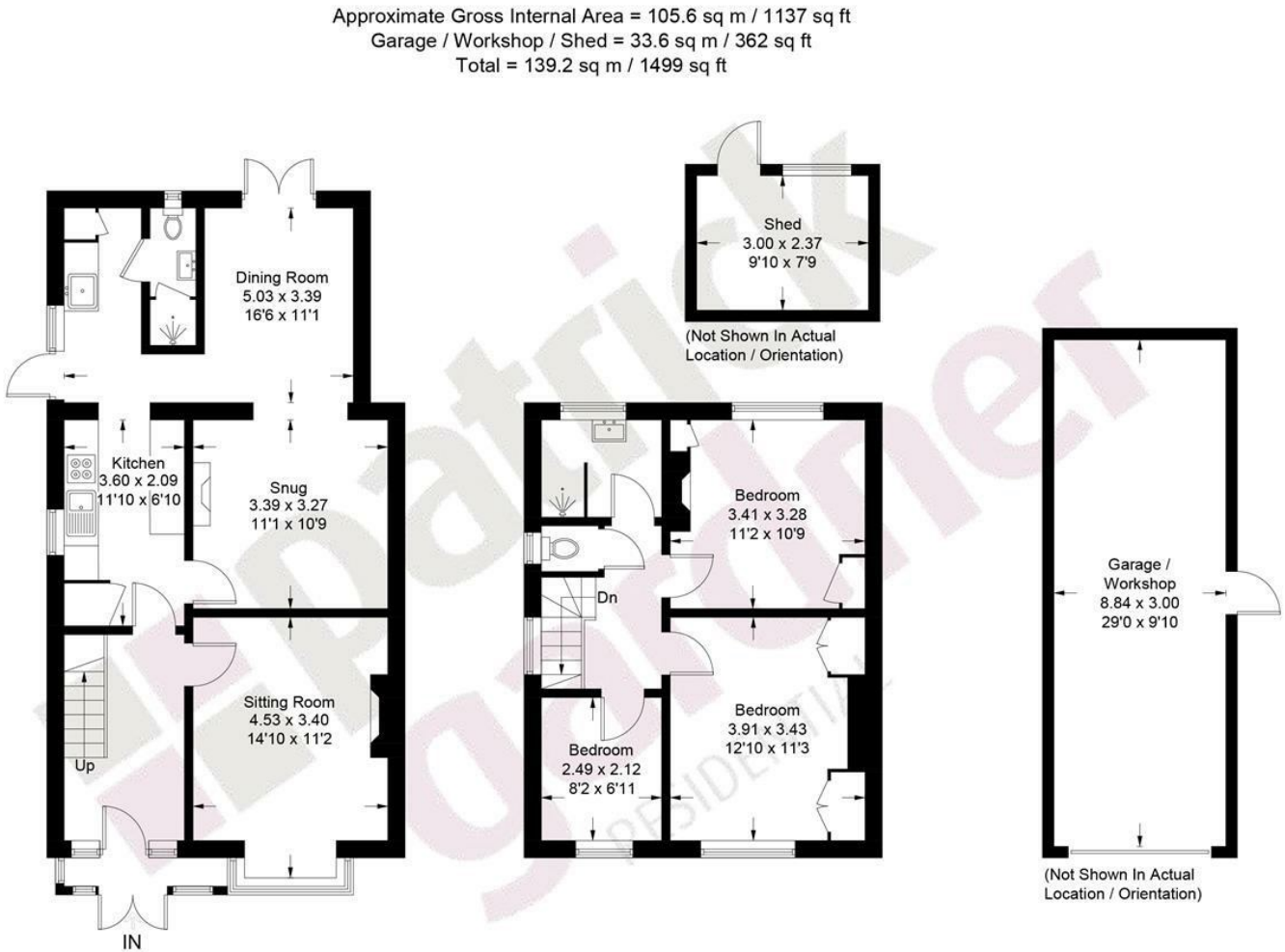
Within walking distance are an OFSTED Outstanding Infants School and an OFSTED Good Middle School. For older children there is OFSTED Good Therfield in Leatherhead. There are numerous private schools in the vicinity including Parkside Prep School at Stoke D'Abernon and St John's School (11+) in Leatherhead.

The village shops are within walking distance and 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.

Nearby 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 Green Belt countryside much of which is National Trust owned. Bocketts Farm, Denbies Wine Estate and Polesden Lacey provide for great family outdoor entertainment.

Approximate Gross Internal Area = 105.6 sq m / 1137 sq ft
Garage / Workshop / Shed = 33.6 sq m / 362 sq ft
Total = 139.2 sq m / 1499 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. (ID1337694)

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