



15 Nutcroft Grove, Fetcham, KT22 9LA

Price Guide £775,000



- EXTENDED SEMI-DETACHED HOUSE
- THREE RECEPTION ROOMS
- KITCHEN BREAKFAST ROOM
- 125' + SW FACING GARDEN
- GARAGE + PARKING
- FOUR BEDROOMS
- TWO BATH/SOWER ROOMS
- JUST UNDER 1500 SQ.FT + GARAGE
- QUIET RESIDENTIAL ROAD
- SHORT WALK TO VILLAGE & SCHOOLS

Description

This extended 1930's four bedroom semi-detached house is set on a lovely 125' S.W. Facing plot whilst within easy reach of local schools and Fetcham village.

Offering just under 1500 sq.ft. of bright and spacious accommodation, the ground floor enjoys a good sized kitchen breakfast room, three reception rooms including a 15' x 10'10" double aspect Dining Room, Sitting Room with sliding doors to the garden, Study and good sized downstairs cloakroom with walk-in shower.

Upstairs, there are two large double bedrooms with fitted wardrobes, double bedroom, single bedroom and family bathroom.

Outside, an attractive frontage incorporates a lawn with adjoining driveway providing for ample off street parking and leading to a wide single garage. The rear garden has an approximate depth of 125', has a sunny South Westerly aspect, is mainly laid to lawn and bordered with mature hedging and trees.

Tenure	Freehold
EPC	D
Council Tax Band	F

Situation

Fetcham Village is fortunate to have 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 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 Local 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.

Cobham and Leatherhead main line railway stations offer excellent services to London Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow Airports are within easy reach.

The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand.



Approximate Gross Internal Area = 135.9 sq m / 1463 sq ft
 Garage & Outbuilding = 27.4 sq m / 295 sq ft
 Total = 163.3 sq m / 1758 sq ft

 = Reduced headroom below 1.5m / 5'0



Ground Floor

First Floor

Outbuilding
(Not Shown In Actual Location / Orientation)

(Not Shown In Actual Location / Orientation)

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. (ID952367)
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