



1 Richmond Close, Fetcham, Surrey, KT22 9NX

Price Guide £735,000



- NO ONWARD CHAIN
- 3 BEDROOM
- KITCHEN WITH UTILITY ROOM
- APPROX. 0.25 ACRE PLOT
- DOUBLE GARAGE
- DETACHED BUNGALOW
- LARGE LIVING/DINING ROOM
- LARGE FRONT AND REAR GARDEN
- PRIVATE PARKING
- GREAT LOCATION

Description

Situated on a pleasant road, this impressive detached bungalow with a double garage sits on just under a quarter of an acre and is conveniently located within easy reach of local village shops and amenities nearby. The property is offered with no onward chain.

The front door opens onto the entrance hall and leads to the sitting room with a feature fireplace and plenty of room for relaxed seating overlooking the rear garden. The kitchen boasts ample worktops for preparation, a good range of fitted cupboards, integrated appliances and opens into a utility room with direct access to the back garden. The reception space is complemented by a dining room with french doors opening to the back garden.

There are three bedrooms, the principal bedroom and second bedroom are complemented by the family bathroom and there is also a further bedroom, currently used as a study. There is an additional cloakroom off the entrance hall for visitors.

Outside the property is approached by a driveway providing ample parking and leading to a double garage. Gated side access leads through to a lovely landscaped rear garden, mainly laid to lawn with mature hedging providing privacy.



Situation

The property sits in a quiet residential road exactly halfway between Bookham village centre and Fetcham village centre which are a mile in either direction. The local newsagents shop is a leisurely 10 minute stroll away while just around the corner are the Spring Grove ponds.

Both villages offer a range of shops and amenities including bakers, butchers, greengrocers, a post office, a small supermarket and a delicatessen.

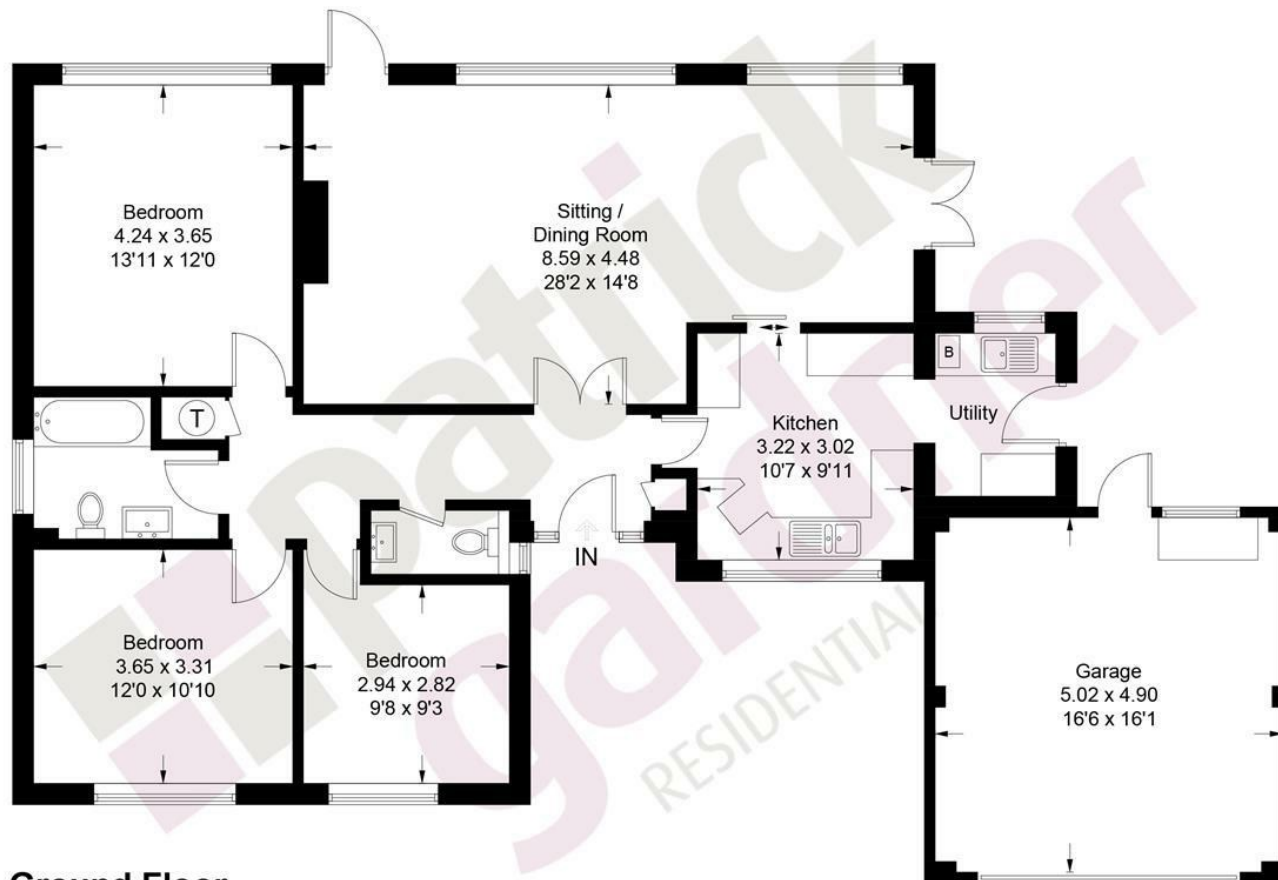
The area is extremely well catered for with highly regarded local state schools including Eastwick Primary School and The Howard of Effingham Senior School. Private schools, including Manor House, St Theresa's and St.John's in Leatherhead are a short drive away.

Leatherhead town centre offers a more comprehensive range of shops and a good variety of restaurants and gives access to the M25 and the UK motorway network.

A wide selection of open countryside to enjoy is close to hand with Norbury Park, Polesden Lacey and Bookham Common all within reach.

Tenure	Freehold
EPC	D
Council Tax Band	F

Approximate Gross Internal Area = 107.9 sq m / 1161 sq ft
Garage = 24.5 sq m / 264 sq ft
Total = 132.4 sq m / 1425 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. (ID1260019)
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