

JOSE BILAO
exp^{UK}

Church Close, Fetcham KT22

4 Bedrooms | 3 Bathrooms | 3 Reception Rooms

TO LET:
£4,750 pcm



AT A GLANCE

This well-presented four-bedroom detached house combines spacious family accommodation with the convenience of Fetcham village life. Built in 2008 and maintained to high standards, the property offers 2,785 sq.ft. of flexible living space, perfect for professional families seeking quality and comfort.

Set behind secure gates on a quiet close, the house provides both privacy and accessibility, with excellent schools, transport links, and local amenities all within easy reach.

KEY FEATURES

- 4 double bedrooms (2 en-suite bathrooms)
- 2,785 sq.ft. of family accommodation
- Open-plan kitchen/breakfast/family room
- 3 separate reception rooms plus study
- Gated entrance with extensive parking
- Integral double garage with utility room access
- Offered unfurnished



Ground Floor

RECEPTION AREAS & LIVING SPACES

The ground floor welcomes you through an oak-floored reception hall into a series of well-proportioned rooms designed for contemporary living. The dual-aspect sitting room features French doors to the garden and a charming fireplace, while the separate dining room provides sophisticated entertaining space. A fitted study offers flexibility as a home office or additional reception room.

The L-shaped kitchen/breakfast/family room forms the heart of the home. Premium granite worktops complement solid wood cabinetry, with a central island and integrated appliances including range cooker and dishwasher. The space flows naturally through French doors to the terrace, perfect for seamless indoor-outdoor living. A separate utility room with washing machine and dryer connects directly to the double garage.







First floor

FOUR GENEROUS BEDROOMS

The first floor accommodation has been designed with family comfort in mind. The principal bedroom features fitted wardrobes and a private en-suite shower room finished to a high standard. The second bedroom, equally spacious, also benefits from built-in storage and its own en-suite facilities.

Two further double bedrooms, both with fitted wardrobes, share the well-appointed family bathroom which includes both bath and separate shower enclosure.





Outdoor Living

GARDENS & GROUNDS:

The front garden presents an attractive lawn bordered by mature hedging that ensures privacy from the close. The rear garden has been landscaped to provide both beauty and practicality. Predominantly laid to lawn with established borders, the garden enjoys excellent privacy thanks to mature tree screening. A generous paved terrace extends across the rear of the house, accessed from both the sitting room and kitchen, creating the perfect setting for outdoor dining and entertainment.

PARKING & ACCESS:

The property is approached through wrought-iron gates that open onto a sweeping tarmac driveway providing parking for several vehicles.

The integral double garage offers secure parking with convenient internal access through the utility room.





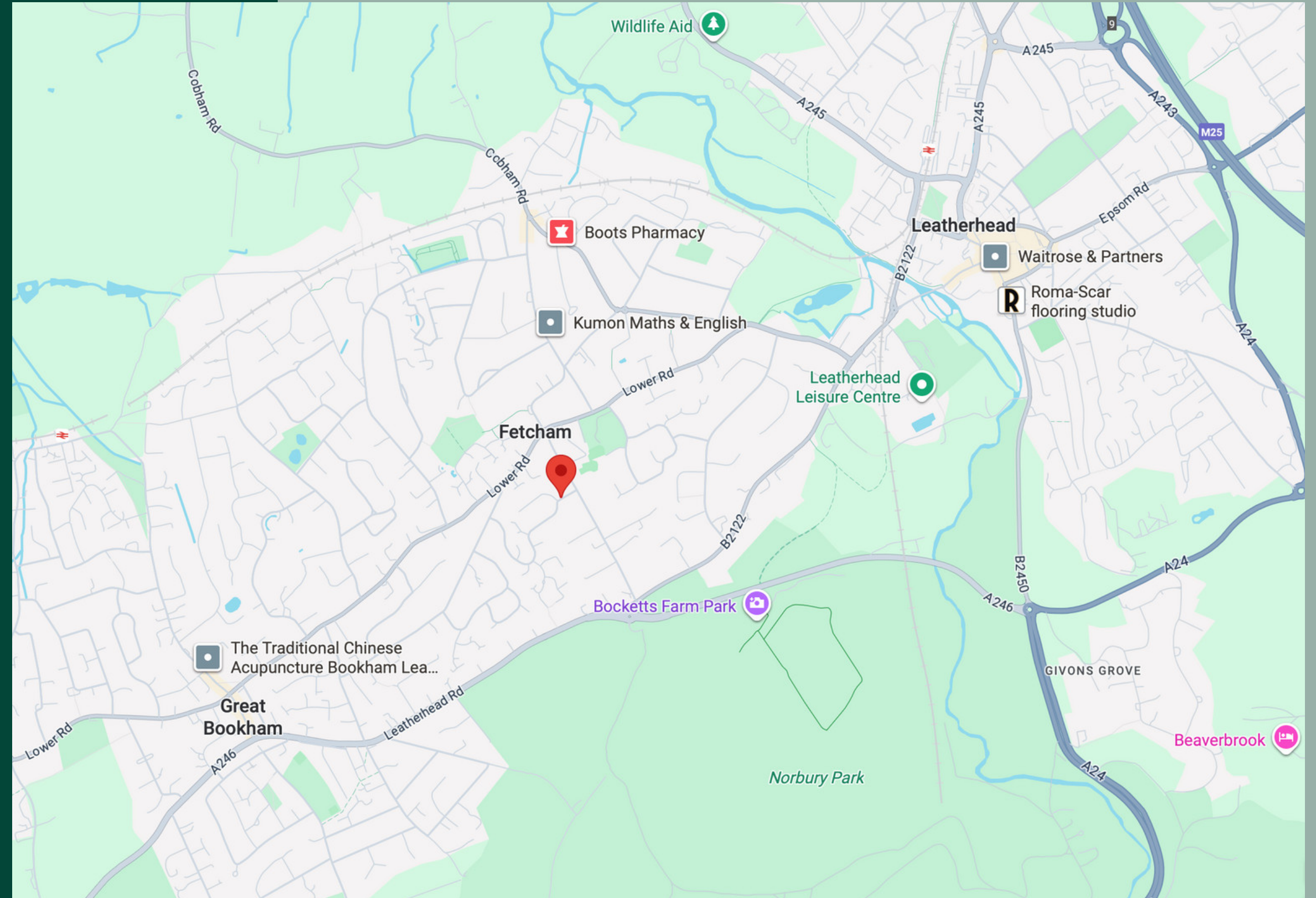
Location

Fetcham perfectly balances suburban tranquillity with metropolitan accessibility. Daily essentials are served by the local Sainsbury's and village shops, while Leatherhead town centre, just 1.5 miles away, provides extensive shopping, dining, and leisure facilities including the Swan Shopping Centre and Waitrose.

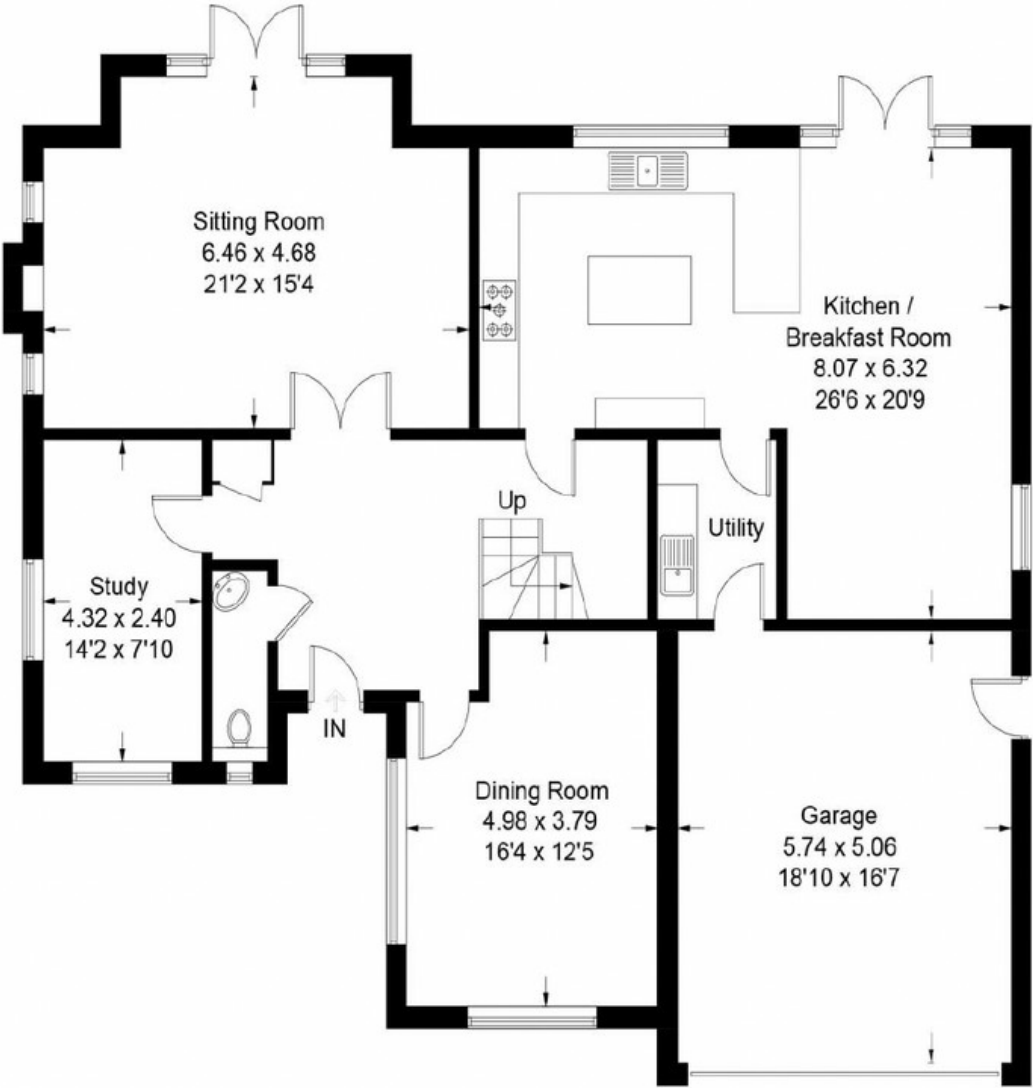
Families will appreciate the outstanding local schools, with Fetcham Village Infants and Oakfield Junior both within walking distance.

Transport links are exceptional - Leatherhead station reaches London Waterloo in 45 minutes, while Junction 9 of the M25 is less than three miles away.

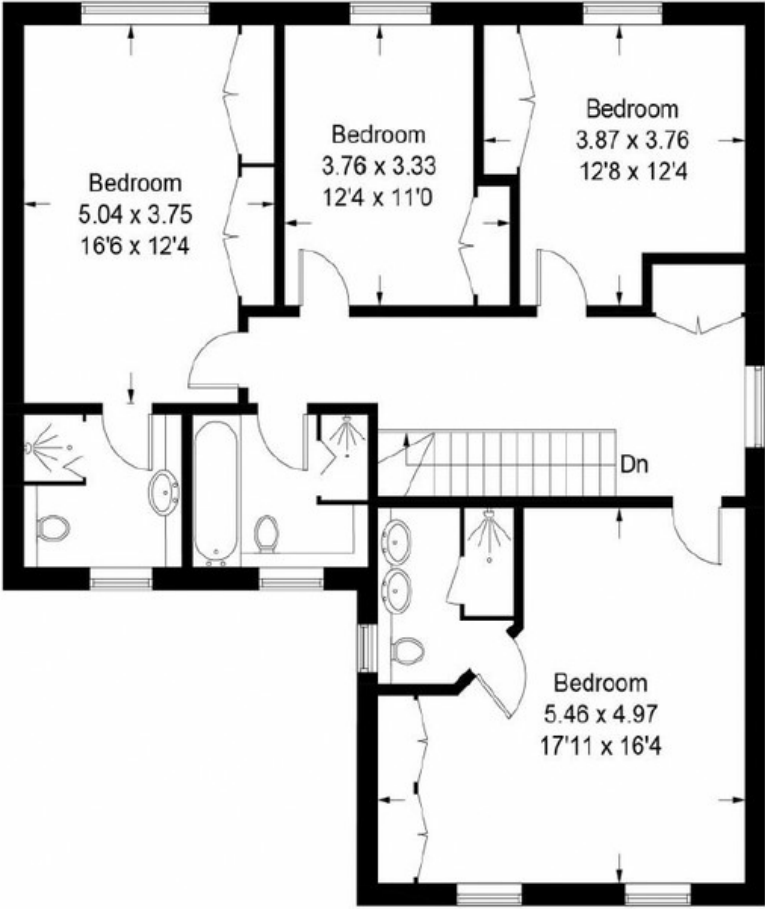
The surrounding countryside offers abundant recreation, from National Trust walks at Box Hill to championship golf at nearby clubs.



Approximate Gross Internal Area = 258.7 sq m / 2785 sq ft
(Including Garage)



Ground Floor

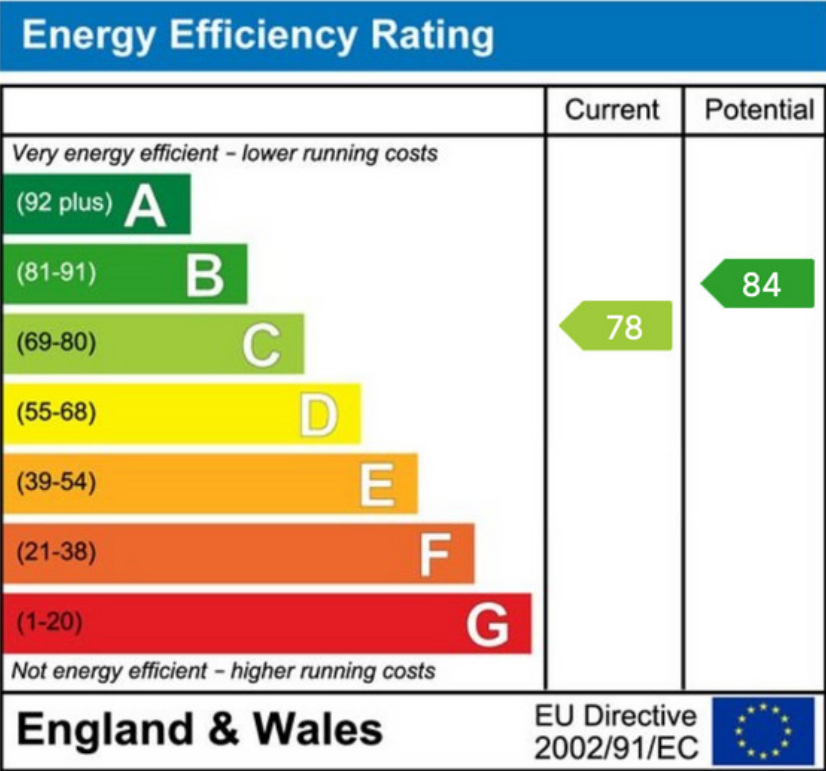


First Floor

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. (ID897048)
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TECHNICAL FEATURES

The property benefits from gas central heating, full double glazing, and an EPC rating of C. Council Tax Band G applies.



Viewing and Contact Information

For viewing arrangements and further information about this property, please contact me directly. I can arrange flexible viewing times and provide details about furnishing options and lease terms.

Quote reference JD0696 for all enquiries.



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