



11 Monks Green, Fetcham, Leatherhead, KT22 9TL

Price Guide £775,000



- SUPERB SEMI-DETACHED HOUSE
- 23' X 21' KITCHEN/DINING/FAMILY ROOM
- UTILITY ROOM
- 150' REAR GARDEN
- CUL-DE-SAC
- FOUR BEDROOMS
- SITTING ROOM
- LARGE FAMILY BATHROOM
- GARAGE AND PARKING
- SHORT WALK TO SCHOOLS & VILLAGE

Description

A beautifully presented four bedroom semi-detached house which has been extended and remodelled to create a light, modern and spacious family layout whilst enjoying a superb 150' rear garden.

An enclosed porch leads to the hall with oak floor, good sized under stairs cupboard and separate WC. The sitting room features a wide bay window, stylish oak flooring and fireplace (not in use) with neatly fitted cupboards and shelving. A superb kitchen/breakfast/family room includes a vaulted family/dining area, fitted kitchen with granite work surfaces, island with breakfast bar and sink plus a separate utility room.

Upstairs, the master bedroom features full height fitted wardrobes with sliding mirrored doors, the second double bedroom has a lovely outlook over the rear and third single bedroom has a fitted over stairs cupboard. From the landing, stairs lead to the fourth bedroom with study area enjoying super views and smartly fitted eaves cupboards. There is a good size and well finished family bathroom with separate shower and Bette bath.

Outside, the driveway offers off street parking for three cars and provides access to a detached single garage. The garage has also been extended to provide a work/gym space overlooking the rear garden. The garden also features an extensive terrace ideal for entertaining.



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 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 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. Bocketts Farm, Denbies Wine Estate and Polesden Lacey provide for great family outdoor entertainment.

Tenure

Freehold

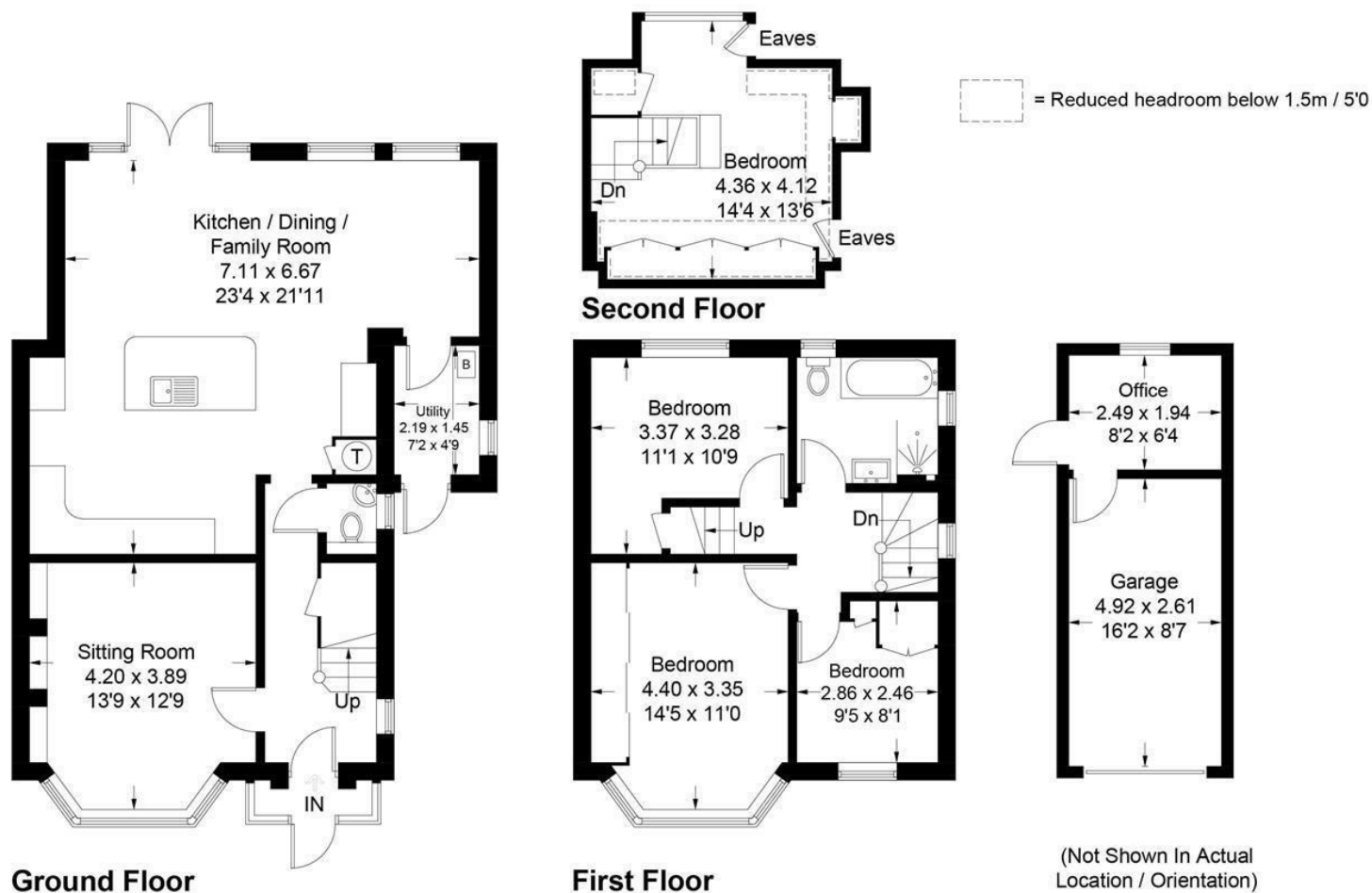
EPC

E

Council Tax Band

F

Approximate Gross Internal Area = 129.4 sq m / 1393 sq ft
 Garage / Office = 18.2 sq m / 196 sq ft
 Total = 147.6 sq m / 1589 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. (ID498659)

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