



8 Lang Close, Fetcham, KT22 9NL

Asking Price £625,000



- SPACIOUS DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- CUL-DE-SAC LOCATION
- CONVENIENT FOR STATION & BUS
- NO ON GOING CHAIN
- 'L' SHAPED LOUNGE/DINING ROOM
- FAMILY BATHROOM & W.C
- EASY ACCESS FOR LOCAL SHOPS
- BOOKHAM CLOSE CLOSE BY

Description

Situated in a quiet cul-de-sac within walking distance of Bookham is this charming detached bungalow with a garage and a sunny 93' rear garden. The property is offered with no-ongoing chain.

The front door opens onto an enclosed entrance porch and an leads to an entrance hall with parquet flooring. An 'L' shaped lounge/dining room providing a good sized entertaining space with a picture window overlooking the front of the property. The kitchen features worktops and a good amount of fitted floor and wall mounted cupboards along with integrated and freestanding appliances. Off the kitchen is an inner lobby with access to storage cupboards and a rear personal door to the garage and garden.

Two good sized 'light and airy' double bedrooms also feature and are served by a family bathroom and a separate w.c.

Outside the property is approached by a driveway providing parking leading to an integral garage. The rear garden is accessed either side and leads to a sunny 93' rear garden mainly laid to lawn.

NB. The property offers much potential to extend subject to the usual contents being obtained.

Situation

The property is situated with easy reach of Bookham village retailers which offer a wide range of shops and amenities including a bakers, butcher, fishmonger, greengrocer, post office, two small supermarkets and coffee shops. There is also a library and doctors and dental surgeries.

There is an excellent choice of local schools nearby including The Howard of Effingham Secondary, The Great Bookham School and Eastwick Schools. Furthermore Manor House School, St John's Leatherhead are also within easy reach.

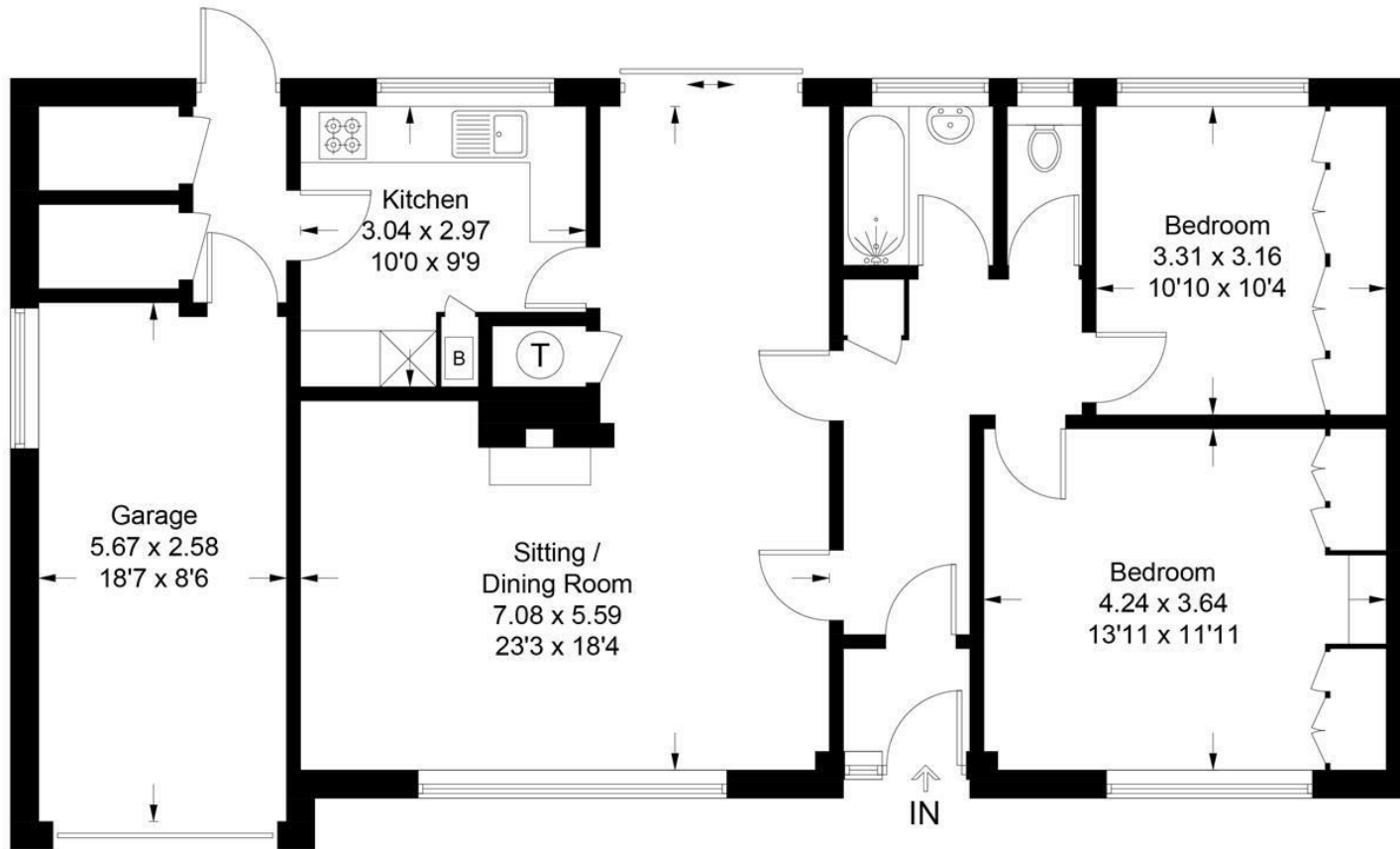
Bookham station is just 0.8 miles away (18 minute walk) and offers services to London Waterloo, Victoria and Guildford in the opposite direction. You are also within easy reach of the A3 and M25 and ideally is located halfway between both Gatwick and Heathrow airports.

Countryside pursuits are easily catered for with The National Trust owned Polesden Lacey and Bookham Common within easy reach along with Norbury Park, the gateway to the Surrey Hills, ideal for walking mountain biking and horse riding.

Tenure	Freehold
EPC	E
Council Tax Band	F



Approximate Gross Internal Area = 103.9 sq m / 1118 sq ft
(Including Garage)



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. (ID1196205)

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