



9 Bushy Road, Fetcham, Leatherhead, KT22 9SX

Asking Price £825,000

**patrick  
gardner**  
RESIDENTIAL



- EXTENDED DETACHED BUNGALOW
- FOUR RECEPTION ROOMS
- FITTED KITCHEN/BREAKFAST ROOM
- DELIGHTFUL REAR GARDEN
- WALK TO COMMON & STATION
- THREE GOOD SIZED BEDROOMS
- WET ROOM AND UTILITY ROOM
- SOLAR PANELS WITH BATTERY
- DRIVEWAY PARKING
- EASY REACH OF SHOPS & SCHOOLS

## Description

Set along a quiet and sought after residential road, this thoughtfully extended three-bedroom detached bungalow offers spacious and versatile accommodation, ideally positioned for local shops, schools, the station and the National Trust owned Bookham Common. The property is well suited to a range of buyers including downsizers and families alike.

An entrance porch leads into a welcoming hallway with a handy cloakroom for guests and ample built in storage including access to the loft space. The main sitting room enjoys a large picture window and feature fireplace with an open hearth, creating a warm and inviting living space with a relaxed seating area. A separate dining room provides generous space for entertaining. The fitted kitchen/breakfast room is well equipped with integral appliances and ample cupboard storage and opens into a delightful breakfast room overlooking the garden, featuring a vaulted ceiling that enhances the sense of light and space.

Bedroom three is currently used as a work from home office, while bedroom two is a comfortable guest room with cupboards. A separate family room opens directly onto the patio and garden, offering flexible living accommodation. The principal bedroom benefits from fitted wardrobes and underfloor heating with a stylish separate wet room with shower and w.c and access to the utility room with plumbing for laundry, both of which also benefit from the underfloor heating.

Gated side access on both sides of the house lead to a delightful, mature rear garden laid mainly to lawn with established trees, along with a garden shed and further garden stores to the side of the property. To the front the property provides ample driveway parking for several vehicles. The property also benefits from solar panels with a storage battery which has the facility to feed back into the national grid.



## Situation

Bushy Road is ideally situated for Bookham station, Fetcham village and Bookham village. Across which there is a wide range of shops and amenities on offer, including bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets, several delicatessens and coffee shops. There is also a library, doctors and dental surgeries.

The area generally abounds with a wealth of open countryside much of which is in the Greenbelt and owned by the National Trust.

Within the locality there are a number of excellent local schools both private and state funded. Fetcham Village Infants, Oakfield County Junior School and the Eastwick Schools are all within walking distance, as are, Manor House School, The Howard of Effingham Secondary School and St Teresa's Preparatory School situated in the neighbouring village of Effingham.

The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports. Frequent rail services to London, Guildford and Leatherhead are available from Bookham Station.

**Tenure**

Freehold

**EPC**

B

**Council Tax Band**

G

Approximate Gross Internal Area = 164.6 sq m / 1772 sq ft  
Store = 12.1 sq m / 130 sq ft  
Total = 176.7 sq m / 1902 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. (ID1265898)

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