



75 Kennel Lane, Fetcham, Leatherhead, Surrey, KT22 9PR

Asking Price £905,000



- SUPERB FOUR BED CHALET STYLE BUNGALOW
- TWO SEPARATE RECEPTION ROOMS
- PRINCIPLE BEDROOM WITH EN-SUITE
- GARAGE STORE & IN-OUT DRIVEWAY
- EASY REACH OF LOCAL SHOPS & SCHOOLS
- FITTED KITCHEN BREAKFAST ROOM
- CONSERVATORY
- SEPARATE SHOWER ROOM & W.C
- DELIGHTFUL GARDENS EXTENDING TO 135'
- CONVENIENT FOR BOOKHAM COMMON

## Description

This beautifully maintained four-bedroom detached chalet bungalow is ideally located within easy reach of local shops, schools and amenities in both Bookham and Fetcham. The property offers flexible accommodation throughout and includes an en-suite to the principal bedroom, a superb kitchen/breakfast room and an attractive rear garden ideal for summer dining and entertaining.

A covered porch leads to the front door and into a welcoming entrance hall, which opens into a comfortable sitting room with ample seating space and a feature fireplace. The kitchen/breakfast room is fitted with a good range of cupboards, worktops, integrated appliances and plenty of space for a breakfast table. Double doors open into a conservatory overlooking the garden. A rear door leads to an inner lobby and workshops area, with further access to the garage. Additional ground floor reception space includes a dining room, providing an excellent area for entertaining. The principal bedroom enjoys views over the garden and benefits from fitted wardrobes and an en-suite bathroom. A further bedroom is also located on the ground floor and is served by a separate shower room with w.c. The first floor is accessed via a staircase and comprises two additional bedrooms with eaves storage (one currently used as a study/hobby room), along with a separate W.C /washroom.

Outside the property is approached via an in-and-out driveway leading to the garage store . To the rear is a superb garden featuring a paved patio, expansive lawn and decorative features including a summer house, arbour and garden shed, creating an excellent space for summer entertaining. The garden in all extends to some 135'.



## Situation

Situated in a popular road the property is an easy walk to the local newsagents shop, just over 1/2 mile to Fetcham Village and just over a mile to Bookham Village. Just around the corner are the Spring Grove ponds while a few minutes' walk in the other direction will take you straight onto Bookham Common. The National Trust owned land is great for walkers, cyclists and riders alike.

Both Fetcham and Bookham villages offer a wide range of shops and amenities whilst Leatherhead town centre, with its more extensive range of shops and restaurants, is located 2.5 miles away and offers a main line station with services to London. The property is also on the 479 bus route.

Within the locality there are a number of excellent local schools both private and state funded. Eastwick Schools, The Great Bookham School, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School and St Teresa's Preparatory School situated in the neighbouring village of Effingham.

You are also within easy reach of the A3 and M25 and ideally located halfway between both Gatwick and Heathrow airports.

**Tenure**

Freehold

**EPC**

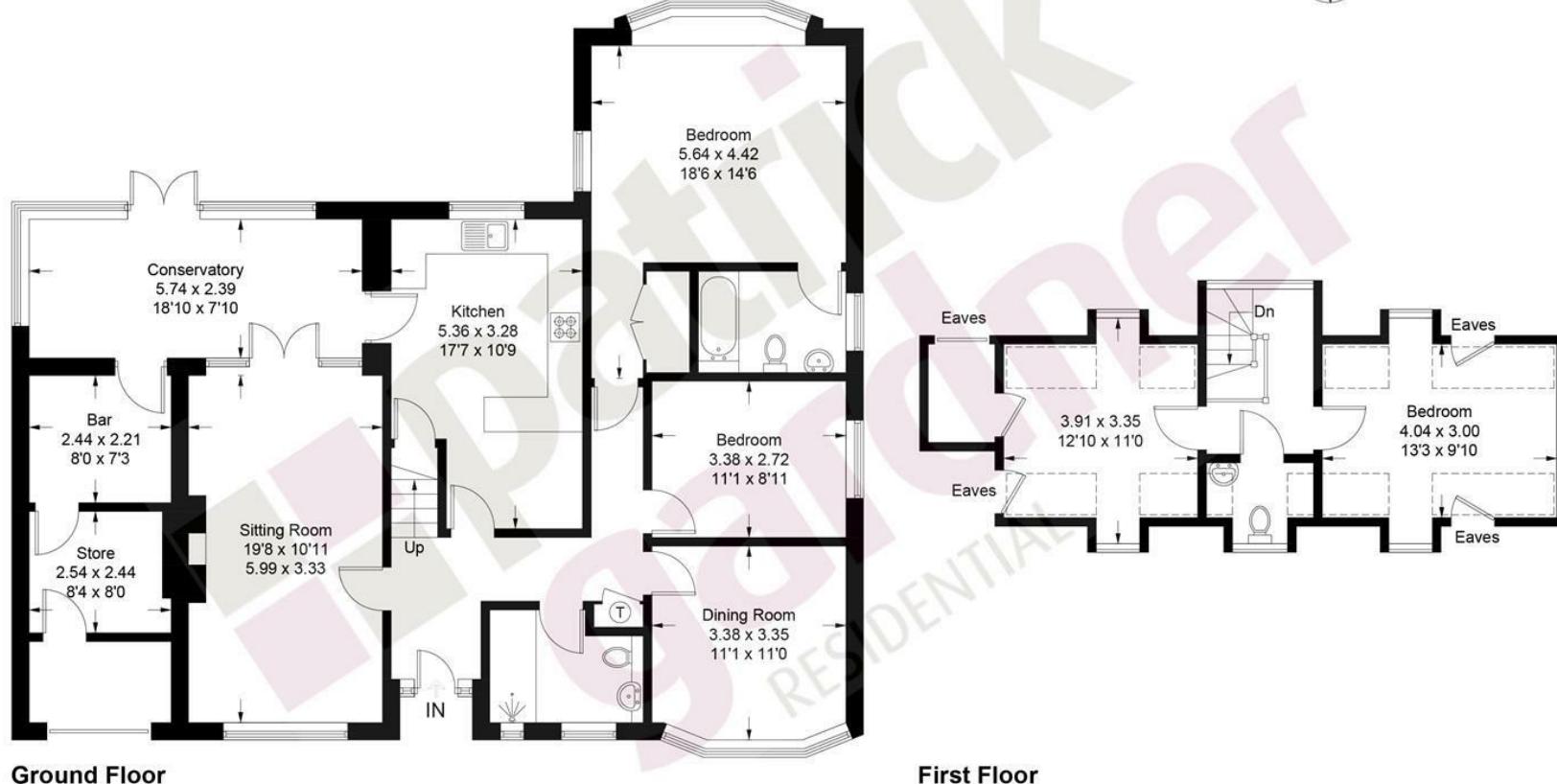
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**Council Tax Band**

F

Approximate Gross Internal Area = 169.9 sq m / 1829 sq ft

[dashed box] = Reduced headroom below 1.5m / 5'0



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. (ID1264489)

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