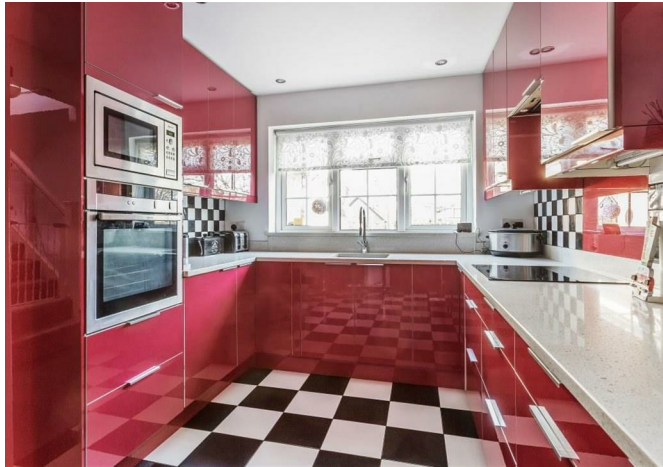




31 The Glade, Fetcham, Surrey, KT22 9TB

Asking Price £805,000



- FOUR BEDROOM DETACHED HOME
- FITTED KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM SUITE
- FRONT AND REAR GARDENS
- NO ONWARD CHAIN

- THREE SEPARATE RECEPTION ROOMS
- EN-SUITE TO THE PRINCIPLE BEDROOM
- AMPLE DRIVEWAY PARKING & STORAGE
- WALK TO BOOKHAM COMMON
- CONVENIENT FOR LOCAL SCHOOLS

Description

Located in a sought after residential road within easy reach of Bookham station, local schools and the National Trust owned Bookham Common is this superb four bedroom detached family house. Conveniently the property is offered for sale with no on-going chain.

The front door opens onto the entrance hall with a cloakroom off. The sitting room overlooks the rear garden and benefits from a feature wood burning stove and double doors onto the garden. There is a family room which overlooks the front of the property and the reception space is complemented by a office/study room. The kitchen benefits from a wealth of worktops, ample kitchen cupboards, integrated appliances and a breakfast bar.

The first floor leads to four good sized bedrooms with include an en-suite shower room to the master and a family bathroom which serves all.

Outside the property benefits from ample driveway parking for a number of cars which leads to a storage garage. To the rear, a paved patio offers plenty of room for a seating area to enjoy the South Westerly aspect rear garden, laid to lawn with timber garden stores to the rear. The garden has an average depth of 58'.

Situation

Situated in a quiet residential road midway between Bookham and Fetcham the property is within walking distance of Bookham Commons and Bookham station which is 0.9 miles.

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 offers a main line station with services to London.

Within the locality there are a number of excellent local schools both private and state funded. Eastwick Schools, The Dawnay, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary is within easy reach.

Tenure	Freehold
EPC	D
Council Tax Band	G

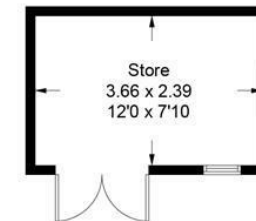
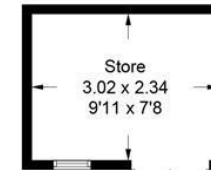
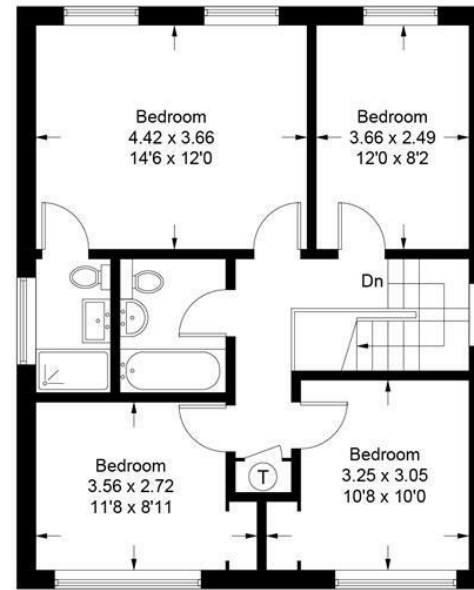
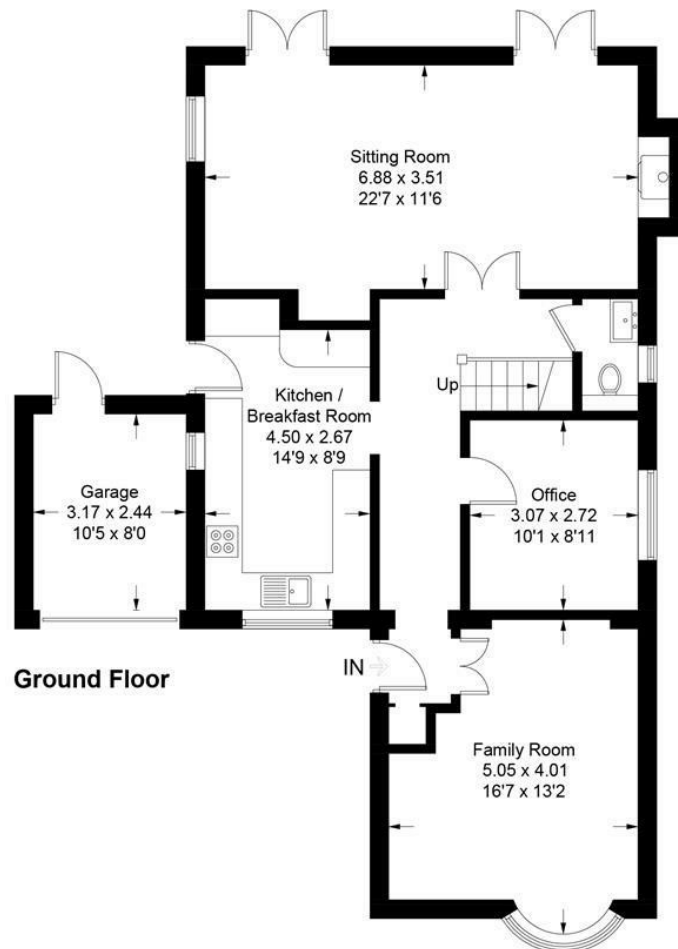


Approximate Gross Internal Area = 142.2 sq m / 1531 sq ft

Garage = 7.8 sq m / 84 sq ft

Store = 15.8 sq m / 170 sq ft

Total = 165.8 sq m / 1785 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. (ID929792)

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