



10 Harecroft, Fetcham, Surrey, KT22 9NS

Asking Price £750,000



- DETACHED CHALET STYLE HOUSE
- 4 BEDROOMS
- KITCHEN
- SOUTH WEST BACKING GARDEN
- WALKING DISTANCE TO EASTWICK SCHOOLS
- POPULAR RESIDENTIAL ROAD
- 3 RECEPTION ROOMS
- BATHROOM + CLOAKROOM
- DRIVEWAY PARKING + GARAGE
- NO ONWARD CHAIN

## Description

This spacious 4-bedroom detached chalet bungalow is situated in a well regarded residential road within walking distance of Eastwick School, a secluded south west garden and with potential to modernise and extend, subject to the necessary planning consent.

When entering the property, you are welcomed into a bright and spacious entrance hall providing access to the ground floor bedrooms, family bathroom, living room, dining room and kitchen. The lounge benefits from double doors leading out into the conservatory overlooking the rear garden. The kitchen has ample work surfaces space and a generous amount of eye and base level units with space for your white goods.

On the first floor there is a w/c which services the further two, generous sized, double bedrooms, both of which have built in wardrobes.

To the front, the property provides driveway parking for multiple cars and access to the garage. Gated side access leads to the southwest facing, well maintained rear garden. The garden measure approx. 60' x 55' and features a generous patio area great for outdoor entertaining, mature shrubs and borders and lawn.



## Situation

Situated in a quiet favoured road, ideal for families and just around the corner 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. Bookham station is 2.2 miles.

Within the locality there are a number of excellent local schools both private and state funded. Eastwick Schools, 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.

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

**Tenure**

Freehold

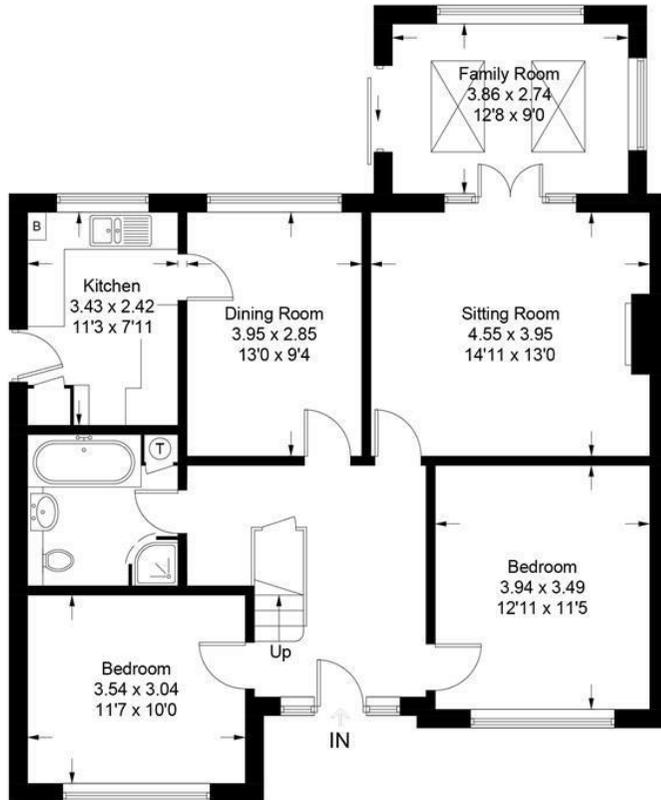
**EPC**

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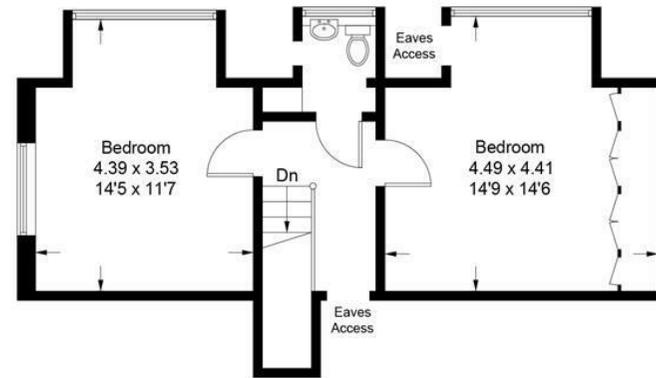
**Council Tax Band**

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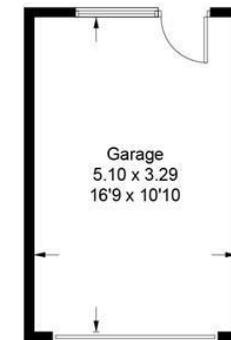
Approximate Gross Internal Area = 138.6 sq m / 1492 sq ft  
 Garage = 16.9 sq m / 182 sq ft  
 Total = 155.5 sq m / 1674 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

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. (ID1124148)

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