69 Cock Lane, Fetcham, KT22 9UH

Price Guide £599,950

- EXTENDED SEMI-DETACHED HOUSE
- SITTING ROOM
- MODERN BATHROM
- SOUTHERLY FACING GARDEN
- 972 SQ.FT.INCL.OUTBUILDING
- THREE BEDROOMS
- KITCHEN/DINING ROOM
- AMPLE OFF STREET PARKING
- CLOSE TO SCHOOLS & VILLAGE
- HOME OFFICE

Description

This stylish three bedroom semi-detached house has been extended to create a modern family layout whilst enjoying a Southerly facing rear garden.

On the ground floor the hall gives way to a bright and spacious 22' x 11 sitting room with bay window and fireplace, double return doors lead through to a superb Charnay of Oxshott kitchen/dining room featuring integrated appliances, gloss cabinets, quartz worksurfaces, under counter sink and breakfast bar.

Upstairs, there are two double bedrooms, single bedroom and modern family bathroom.

Outside, there is ample off street parking, gated side access leads to a landscaped rear garden with patio, lawn with raised beds and brick built store/home office with adjoining terrace

Tenure	Freehold
EPC	D
Council Tax Band	E

Situation

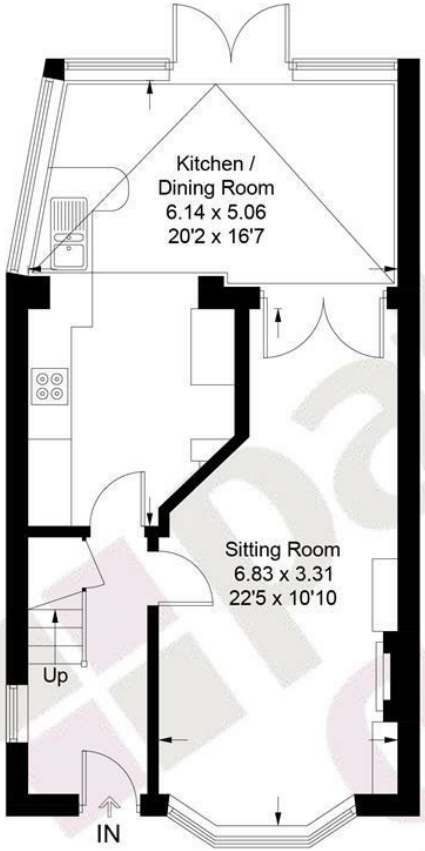
Fetcham Village is fortunate to have an OFSTED Outstanding Infants School and an OFSTED Good Middle School. For older children there is OFSTED Good Therfield in Leatherhead. There are numerous private schools in the vicinity including Parkside Prep School at Stoke D'Abernon and St John's School (11+) in Leatherhead.

The village shops offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is located on the edge of the town at Fetcham Grove.

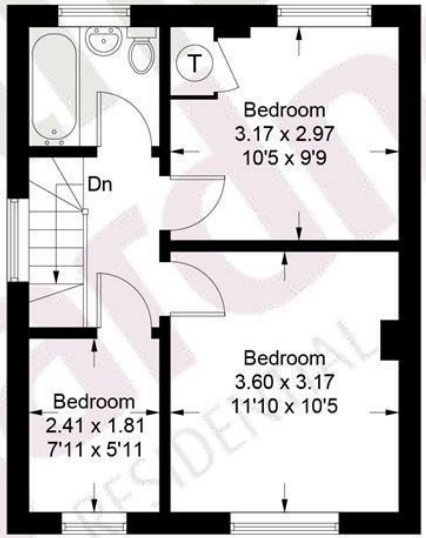
Cobham and Leatherhead main line railway stations offer excellent services to Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashtead side of Leatherhead. Gatwick and Heathrow Airports are within easy reach.

The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand. Bocketts Farm, Polesden Lacey, Denbies Wine Estate and Norbury Park offer great family days out.

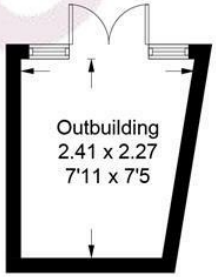
Approximate Gross Internal Area = 84.4 sq m / 908 sq ft
Outbuilding = 6.0 sq m / 64 sq ft
Total = 90.4 sq m / 972 sq ft



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. (ID1311443)

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