



**patrick  
gardner**  
RESIDENTIAL

4A Mole Road, Fetcham, KT22 9RN

Price Guide £685,000



- TWO YEAR OLD SEMI-DETACHED HOUSE
- 1220 SQ FT OVER THREE STOREYS
- 4 BEDROOMS
- 3 BATHROOMS (2 EN-SUITE)
- SPACIOUS LIVING/DINING ROOM
- QUALITY FITTED KITCHEN WITH APPLIANCES
- ENERGY EFFICIENT HEATING WITH SOLAR PANELS
- 65' SOUTH-WEST FACING REAR GARDEN
- OFF ROAD PARKING FOR TWO CARS
- LOCAL SHOPS CLOSE BY

## Description

On three storeys, a 4 bedroom, 3 bathroom semi-detached house with over 1,220 sq.ft of well-planned space is set on a South West facing plot in an established residential cul-de-sac just a short walk from Fetcham Village.

Built just a year ago by Oakton Developments, this lovely property has been maintained in showhome condition with a beautifully appointed and tastefully decorated interior. The contemporary kitchen includes Bosch appliances, underfloor heating and Quartz work surfaces, whilst the three luxurious bath/shower rooms include Laufen sanitary ware, Minolli ceramic tiles and underfloor heating. It's light and airy accommodation, laid out over 3 floors, features gas fired underfloor heating to the ground floor, oak veneered doors, triple glazed windows and PV solar panels providing a highly efficient gas central heating system.

Outside there is block paving driveway for two cars with useful low level lighting and gated side access leading to a mature South West facing 65' lawned rear garden and patio.

<b>Tenure</b>	Freehold
<b>EPC</b>	B
<b>Council Tax Band</b>	E

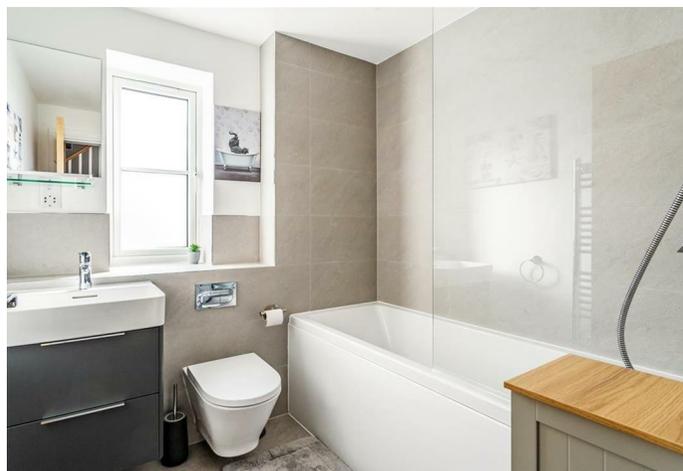
## Situation

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 are located about 5 minutes walk away and offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the partly covered Swan Shopping Centre, theatre, Waitrose Local 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 London Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow International 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.



Approximate Gross Internal Area = 112.5 sq m / 1211 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. (ID1044672)  
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