



97A Nutcroft Grove, Fetcham, KT22 9LD

Price Guide £650,000



- DETACHED BUNGALOW
- MODERN FITTED KITCHEN
- POTENTIAL TO EXTEND (STP)
- GARAGE
- SOUGHT AFTER LOCATION
- 2 DOUBLE BEDROOMS
- NO CHAIN
- DRIVEWAY PARKING
- MODERN SHOWER ROOM
- SOUTH FACING REAR GARDEN

## Description

This delightful and spacious, two bedroom detached bungalow is set in a sought after road whilst just a short walk from Fetcham village and local schools.

Light and spacious throughout, the well appointed accommodation comprises a reception hall, two double bedrooms (both with fitted wardrobes), luxury shower room with large walk-in shower, spacious (17'0 x 15'0) sitting room with double doors to the separate dining room, garden room and modern fitted kitchen.

There is a large loft space that provides an opportunity for an extension (subject to planning permission).

The property is nicely set back from the road providing plenty of space for the driveway and garage. Gated side access leads to a lovely south facing rear garden incorporating a pleasant rear terrace, lawn and garden shed.

|                         |          |
|-------------------------|----------|
| <b>Tenure</b>           | Freehold |
| <b>EPC</b>              | D        |
| <b>Council Tax Band</b> | E        |

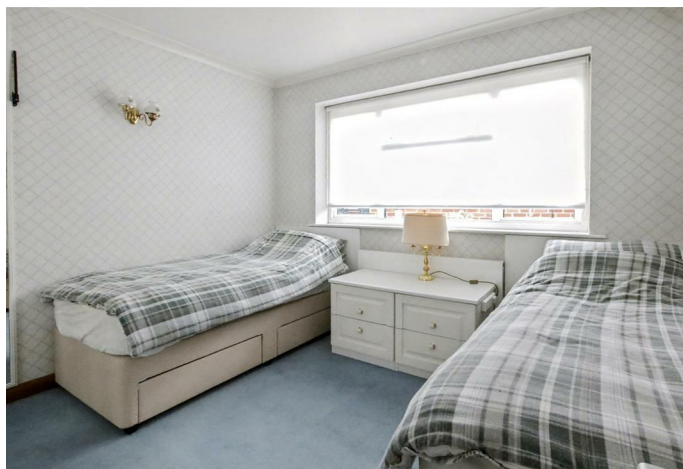
## Situation

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.

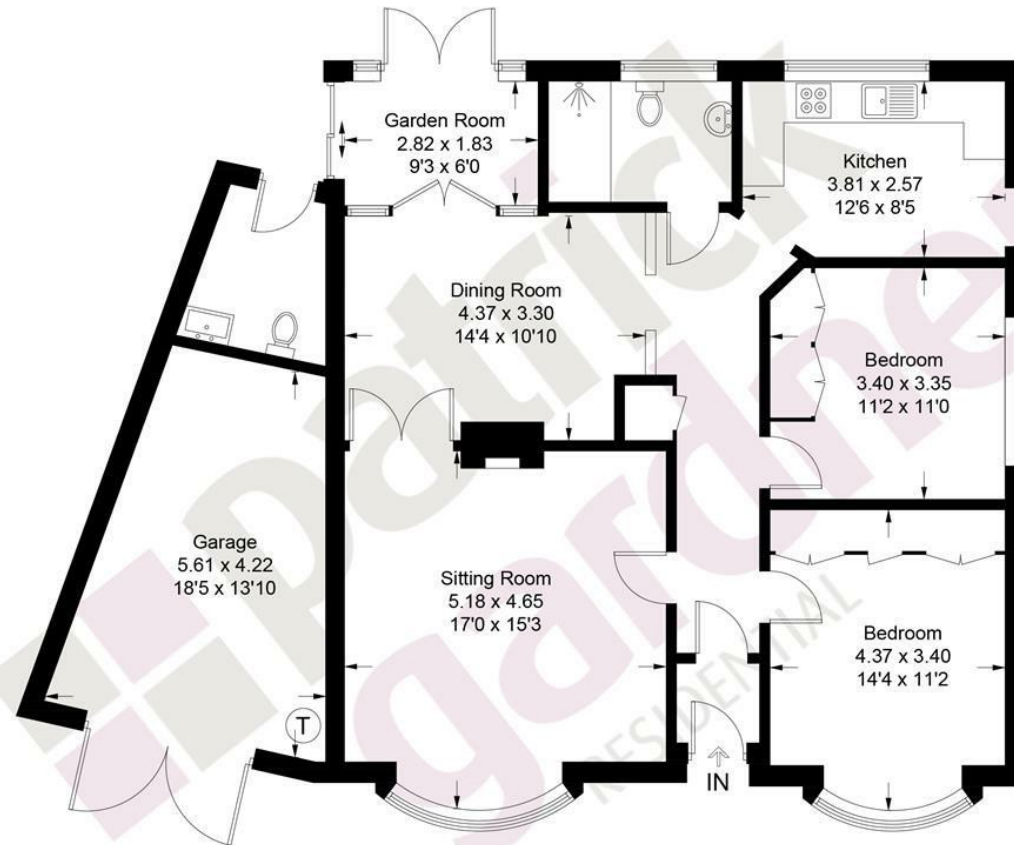
The village shops offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is 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 Ashted 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, Denbies Wine Estate and Polesden Lacy provide for great family outdoor entertainment.



Approximate Gross Internal Area = 97.0 sq m / 1044 sq ft  
Outbuilding = 23.5 sq m / 253 sq ft  
(Including Garage)  
Total = 120.5 sq m / 1297 sq ft



**Ground 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. (1239231)

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