



16 Bickney Way, Fetcham, Surrey, KT22 9QQ

Price Guide £630,000



- DETACHED FAMILY HOUSE
- SITTING ROOM
- MODERN KITCHEN
- OFF STREET PARKING
- NORTH WEST FACING GARDEN
- THREE BEDROOMS
- BREAKFAST/DINING ROOM
- FAMILY BATHROOM
- SINGLE GARAGE
- QUIET CUL-DE-SAC

Description

Set in a quiet cul-de-sac, this three bedroom detached house offers just under 1000 sq.ft of family accommodation whilst enjoying a North West facing garden, garage and parking.

A covered porch with front door leads to the hall with cloakroom. The Sitting Room has an attractive bay window and useful under stairs cupboard large enough for a tumble dryer. A wide return leads to the Breakfast/Dining Room with sliding doors to the rear terrace. A well appointed fitted kitchen has stylish cabinets and integrated appliances.

Upstairs there is a family bathroom and three bedrooms including two double bedrooms with fitted wardrobes and good sized single bedroom (currently used as a home office).

Outside, there is off street parking for two/three cars and single garage. Gated side access leads to a landscaped rear garden with terrace and lawn with hedging and screen fencing.

Tenure	Freehold
EPC	D
Council Tax Band	F



Situation

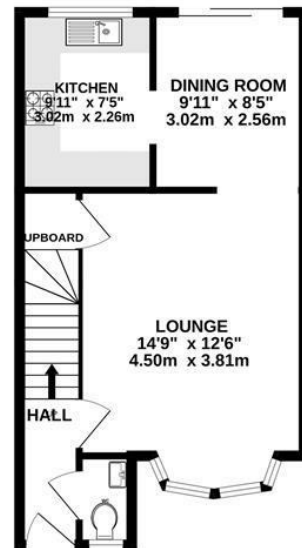
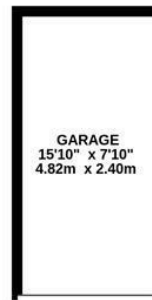
Fetcham Village is fortunate to have an OFSTED Outstanding Infants School and an OFSTED Good Oakfield Middle School. For older children there is OFSTED Good Therfield in Leatherhead. There are numerous private schools in the vicinity including Parkside Prep School at Stoke D'Abernon and St John's School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

Fetcham village shops offer a good variety of outlets including a Sainsburys Local, whilst Bookham village offers a wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office and several delicatessens

A wide selection of recreational facilities are available in the area such as Bocketts Farm, Polesden Lacey and Ranmore and the area generally abounds with a wealth of open countryside much of which is in the green belt and owned by the National Trust.

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 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.



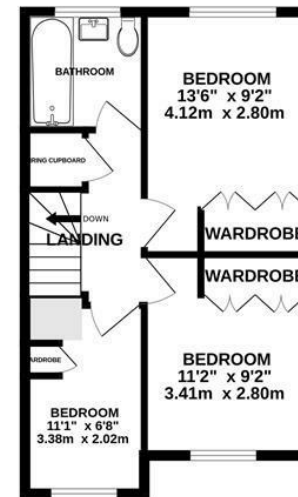
GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



DETACHED HOUSE

TOTAL FLOOR AREA: 963 sq.ft. (89.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.

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