



**patrick
gardner**
RESIDENTIAL

162 Cobham Road, Fetcham, Surrey, KT22 9JR

Price Guide £675,000



- EXTENDED SEMI-DETACHED HOUSE
- TWO BATHROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- MATURE 150' REAR GARDEN
- CLOSE TO VILLAGE AND SCHOOLS
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- CONSERVATORY
- OFF STREET PARKING
- 1454 SQ.FT.INCL.GGE

Description

This well presented four bedroom semi-detached house has been extended on the ground and first floors to create just over 1,300 sq.ft. + garage of modern accommodation whilst enjoying a 150' rear garden within a short walk of Fetcham Village and local schools.

An enclosed porch leads to the hall with modern cloak/shower room and understairs cupboard. The sitting and family rooms provide for an excellent TV and study area's with double doors to a superb open plan kitchen/dining room with further double doors to a conservatory with insulated roof. Upstairs there are four bedrooms and fully tiled family bathroom.

Outside, a block pavier driveway provides off street parking, gated side access lead to lovely mature 150' rear garden incorporating a garage (no vehicular access), terrace and good sized lawn bordered with flower beds, hedging and trees.

Tenure	Freehold
EPC	C
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.

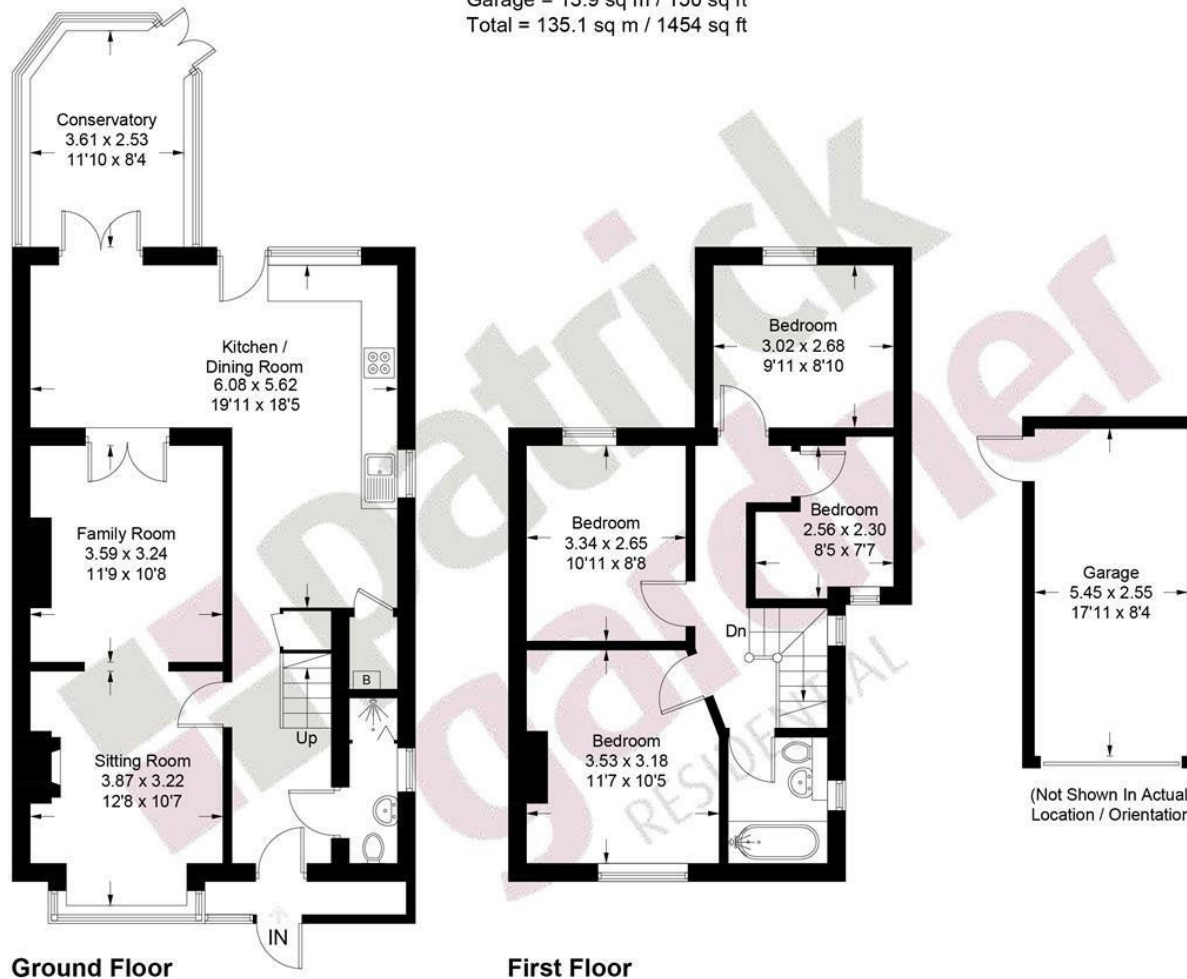
The village shops offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is 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 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, Polesden Lacey and Norbury Park offer great family days out.



Approximate Gross Internal Area = 121.2 sq m / 1304 sq ft
 Garage = 13.9 sq m / 150 sq ft
 Total = 135.1 sq m / 1454 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. (ID1284286)
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