



49 Orchard Close, Fetcham, Surrey, KT22 9JB

Asking Price £650,000



- SEMI DETACHED CHALET STYLE BUNGALOW
- 29' LOUNGE/DINING ROOM
- 17' FITTED KITCHEN WITH RANGE COOKER
- 17' SQUARE 1ST FLOOR BEDROOM
- OPEN PLAN BATHROOM AREA
- GROUND FLOOR SHOWER ROOM
- 2 GROUND FLOOR BEDROOMS
- OFF ROAD PARKING FOR TWO CARS
- 160' WEST FACING GARDEN
- CUL DE SAC LOCATION NEAR SHOPS

## Description

Extended and improved, this chalet style semi detached bungalow offers well modernised family size accommodation, large sunny garden and is ideally located in a quiet cul de sac just a short walk from local shops.

The tastefully decorated interior includes a 29' sitting/dining room with lovely wood effect floor, French doors to the garden and adjacent to a modern fitted kitchen with white units, oak worktops and range cooker. The two ground floor bedrooms share the use of a tiled shower room. An open plan staircase leads to the first floor which is wholly occupied by the main bedroom which measures 17' square and includes an open plan bathroom area with stylish Victorian style roll top bath with claw & ball feet.

Externally, there is plenty of space to park at the front a shared driveway leads to the rear where there are delightful 160' west facing gardens including a patio and summer house.

## 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'Abernion and St John's School (11+) in Leatherhead.

The village shops are located at the end of the road 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.

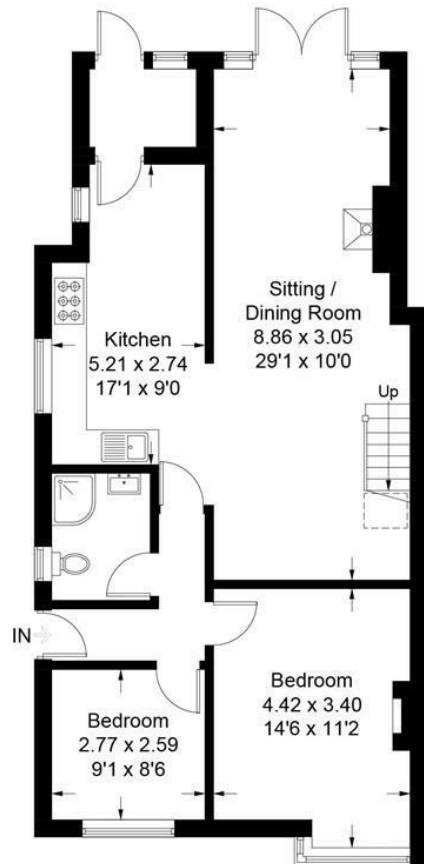
Tenure	Freehold
EPC	E
Council Tax Band	E



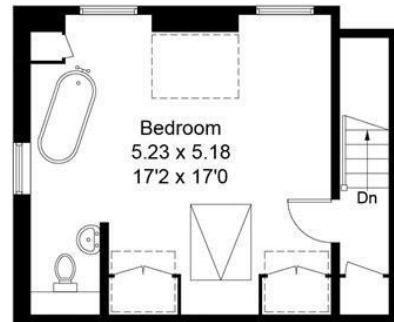
Approximate Gross Internal Area = 110 sq m / 1184 sq ft  
 Outbuildings = 24.9 sq m / 268 sq ft  
 Total = 134.9 sq m / 1452 sq ft



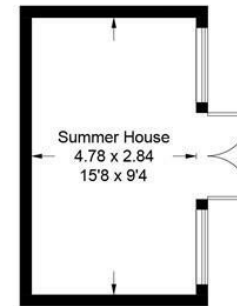
 = Reduced headroom below 1.5m / 5'0



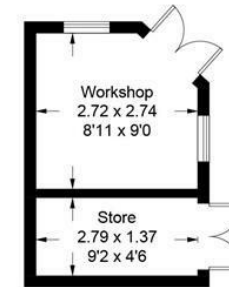
**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)



(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. (ID887381)

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