



88 The Street, Fetcham, Surrey, KT22 9RF

Price Guide £525,000





- SEMI-DETACHED 3 BEDROOM BUNGALOW
- 3 BEDROOMS
- KITCHEN
- JUST UNDER 100' REAR GARDEN
- IN NEED OF MODERNISATION
- ENTRANCE HALL
- BATHROOM
- NO ONWARD CHAIN
- OFF ROAD PARKING
- LIVING ROOM WITH SEMI-VAULTED CEILING



## Description

This 1930's built extended 3 bedroom semi-detached bungalow is located within a short walk of Fetcham village and local schools.

In the same family ownership for more than one generation, whilst the property is now in need of modernisation it also offers a GREAT OPPORTUNITY for enlargement if desired.

Internally there are three bedrooms, a kitchen, bathroom and set at the rear is a superb 20'3 in length living room with semi-vaulted ceiling which overlooks the garden.

The rear garden is just under 100' in length and there is off road parking to the front.

Conveniently, there is no onward chain.

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

## Situation

Fetcham Village is just a few minutes' walk away offering a good variety of outlets including a Sainsburys Local, Post Office, restaurant, takeaway shops, barber and hairdressers etc. 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. The public leisure centre is located on the edge of the town at Fetcham Grove.

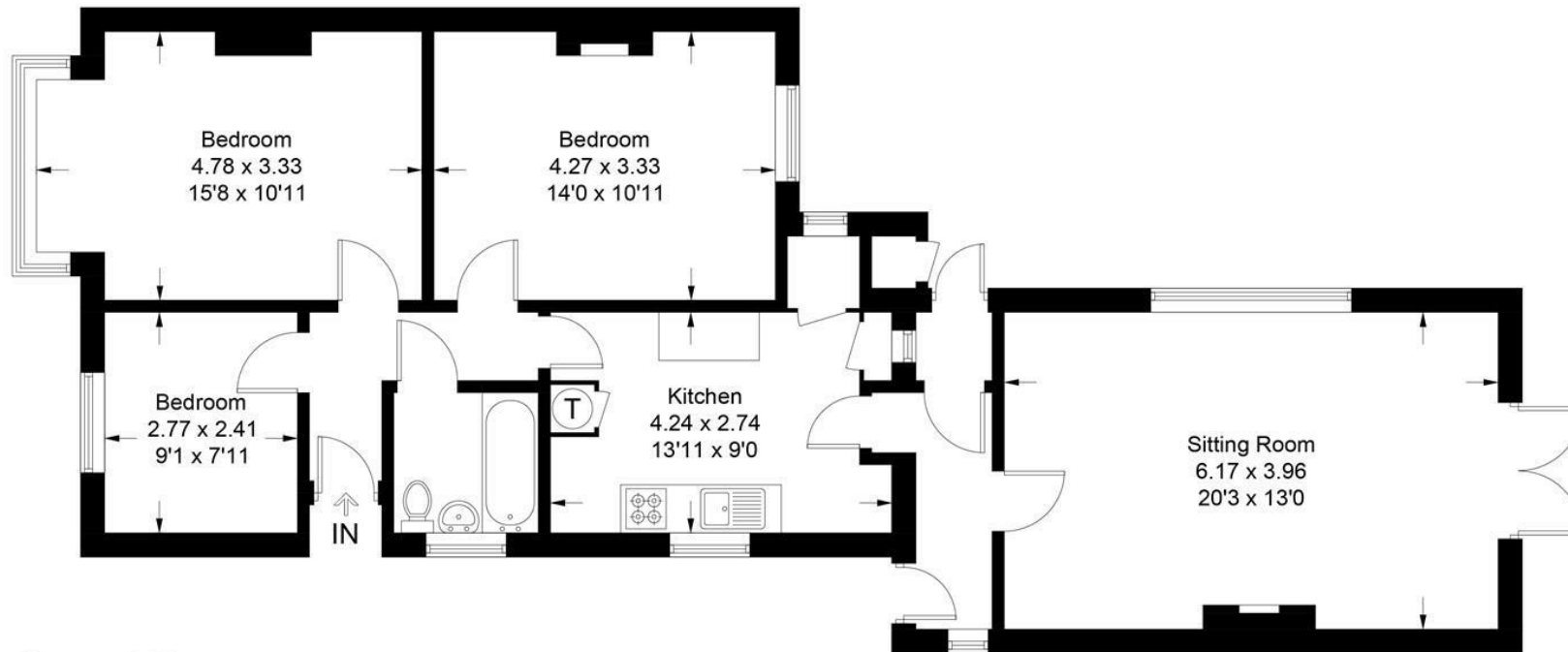
A short drive away, both Cobham and Leatherhead main line railway stations offer excellent services to London Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow International Airports are within easy reach.

Fetcham 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 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 Lacey are on the doorstep providing excellent family outdoor entertainment.



Approximate Gross Internal Area = 88.3 sq m / 950 sq ft  
(Excluding External Store)



**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. (ID1180549)  
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