



23 Sunmead Close, Fetcham, KT22 9AP

Price Guide £695,000



- EXTENDED SEMI-DETACHED HOUSE
- SUPERB KITCHEN BREAKFAST ROOM
- UNDERFLOOR HEATING TO KITCHEN
- LANDSCAPED GARDEN
- CLOSE TO SCHOOLS & STATION
- FOUR BEDROOMS
- SITTING ROOM
- TWO BATHROOMS
- GARAGE + OFF STREET PARKING
- 1647 SQ.FT.INCL.GGE

Description

This extended four bedroom semi-detached house has been stylishly refurbished to create just 1500 sq.ft. of beautifully appointed accommodation over three floors whilst within walking distance of locally Fetcham Schools and Leatherhead mainline station.

Set at the end of a cul-de-sac, the accommodation comprises a reception hall, cloakroom, Sitting room with bay window and superb part vaulted kitchen breakfast room featuring, underfloor heating, large central island with breakfast bar and sink, integrated appliances, spaces for dining table and bi-folding doors to the rear terrace. On the first floor there are two double bedrooms, single bedroom and modern family bathroom with separate shower and bath. On the second floor is an impressive master bedroom suite with built in wardrobes and adjoining luxury bathroom with large shower enclosure.

Outside, there is a private driveway with off street parking for four cars and further shared driveway providing access to a 17'5" x 9'1" detached garage. The garden has been thoughtfully landscaped to include, paved terrace with steps to an artificial grass lawn with retaining walls, garden lightening and large rear decked terrace and useful rear garden gate.



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 private schools in the vicinity including Parkside 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 partly covered Swan Shopping Centre, theatre, Waitrose and Nuffield Fitness Gym in The Crescent. The public leisure centre is located on the edge of the town at Fetcham Grove.

Cobham and Leatherhead (10 minute walk) 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.

The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand. Polsden Lacey, Denbies Wine Estate and Bocketts Farm are on the doorstep and provide excellent outdoor family entertainment

Tenure	Freehold
EPC	D
Council Tax Band	E

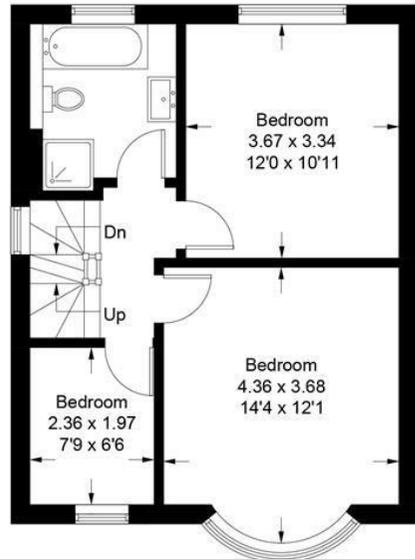
Approximate Gross Internal Area = 138.2 sq m / 1488 sq ft (Excluding Eaves)
 Garage = 14.8 sq m / 159 sq ft
 Total = 153.0 sq m / 1647 sq ft



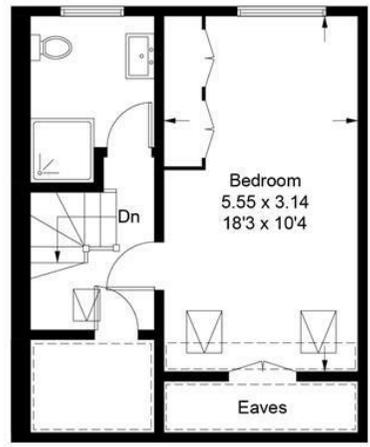
 = Reduced headroom below 1.5m / 5'0



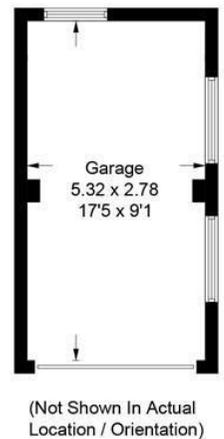
Ground Floor



First Floor



Second Floor



(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. (ID1113983)
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