



patrick
gardner
RESIDENTIAL

108 Nutcroft Grove, Fetcham, Surrey, KT22 9LD

Price Guide £650,000



- 3 BEDROOM SEMI-DETACHED CHALET (1179 sq.ft.incl.gge)
- CONTEMPORARY FINISHES THROUGHOUT
- REWIRED & REPLUMBED
- GROUND FLOOR BEDROOM & CLOAKROOM
- GARAGE & OFF ROAD PARKING

- PARQUET STYLED FLOORING TO THE GROUND FLOOR
- IMMACULATEDLY PRESENTED
- OPEN PLAN SITTING/DINING ROOM & KITCHEN
- 2 FIRST FLOOR DOUBLE BEDROOMS & BATHROOM
- OVER 100' DEEP REAR GARDEN

Description

Extended and comprehensively renovated to a back-to-brick standard in 2024, this exceptional three-bedroom chalet offers high-specification, modern open-plan living, a generous garden, garage, and off-street parking.

The ground floor features a welcoming entrance hall, a spacious double bedroom, and a stylish cloakroom WC. To the rear, a stunning open-plan sitting, dining, and kitchen space creates the heart of the home—perfect for entertaining. This area features parquet-style flooring, Cast iron period fireplace with tiled insert, aluminum bi-fold doors opening onto a mature established garden, a breakfast bar, with hot boiling tap and integrated bin storage, sleek contemporary units, and integrated appliances including double ovens, a fridge freezer, a dishwasher, and an induction hob.

Upstairs, there are two well-proportioned double bedrooms, including a principal bedroom with built-in wardrobes, alongside a luxurious family bathroom featuring a freestanding bath, an enclosed shower cubicle finished with modern tiling and underfloor LED lighting.

The property has been fully upgraded throughout, including new double-glazed windows, a recently installed gas central heating system, a complete rewire, a new roof, and new drainage system offering the feel of a brand-new home within an established setting.

Externally, the property benefits from a beautifully sized rear garden extending over 120ft, featuring a pond and outdoor external lighting and power points, A front driveway provides off-street parking and access to a single re built garage. This garage has electric roller shutter doors at the front and rear, accessible via remote keyfob for easy access.

The property has been set up to accept EV charging internally within the garage including an additional power point on the front pathway.

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, Denbies Wine Estate and Polesden Lacey provide for great family outdoor entertainment.

Tenure

Freehold

EPC

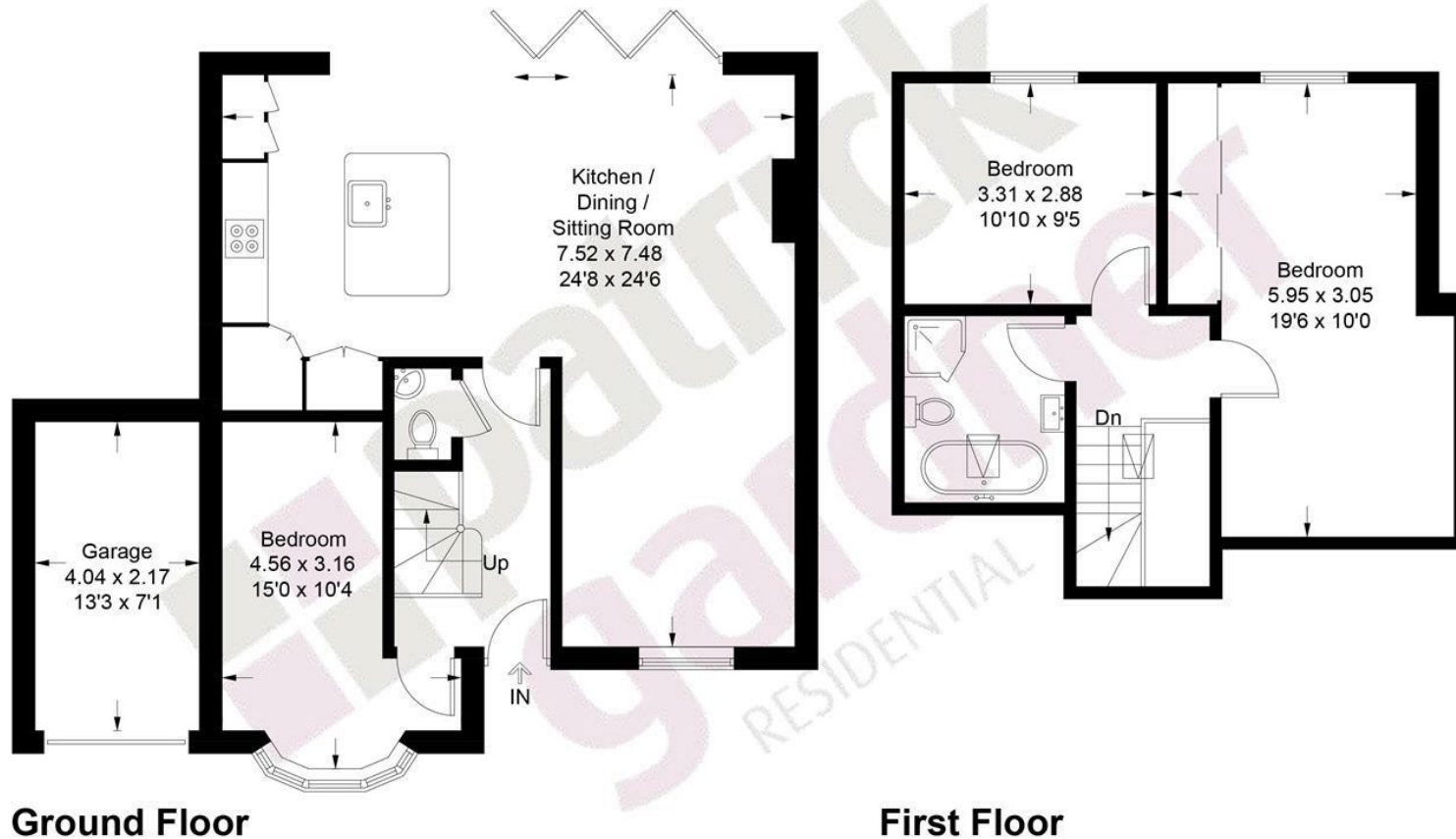
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Council Tax Band

D



Approximate Gross Internal Area = 100.8 sq m / 1085 sq ft
Garage = 8.7 sq m / 94 sq ft
Total = 109.5 sq m / 1179 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. (ID1288678)
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