



2 Monks Green, Fetcham, Surrey, KT22 9TW

Price Guide £649,950



- SEMI-DETACHED HOUSE
- SCOPE FOR LOFT CONVERSION
- KITCHEN WITH UTILITY ROOM
- PATIO SEATING AREA
- GARAGE & AMPLE DRIVEWAY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- ELEVATED GARDEN
- VENDOR SUITED

Description

Set in a sought after cul-de-sac close to Fetcham Village, this well presented semi-detached family home offers 1336 sq.ft.incl.gge whilst enjoying plenty of off road parking and North Westerly facing garden.

The accommodation comprises a welcoming entrance hall with cloakroom leads to a fitted kitchen with access to a utility room which opens into the garage. The living room with a bay window is open-plan with the dining room which has sliding doors to the conservatory.

Upstairs, the principal bedroom has lovely views and built in wardrobes, there is a second double bedroom, good sized single bedroom and large family bathroom with a freestanding shower.

Outside, a block paving driveway provides ample off street parking and leads to a single garage. Gated side access leads to a landscaped rear garden incorporating a paved terrace, shaped lawn and a decked seating area.

Tenure	Freehold
EPC	D
Council Tax Band	E

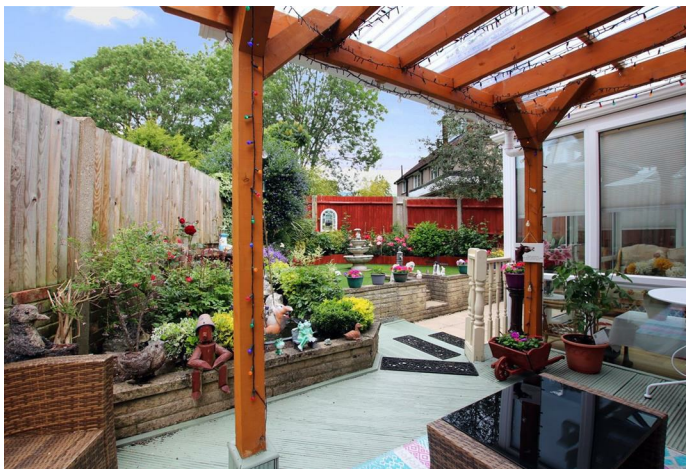
Situation

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 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 and Boots. Leatherhead town offers a more comprehensive range of shopping facilities including the 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.

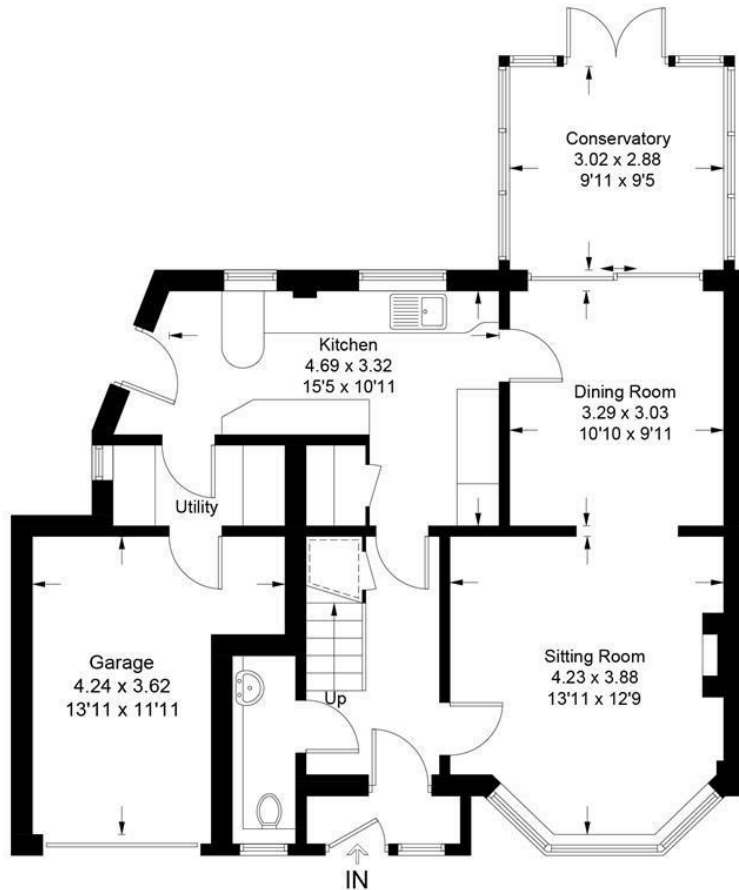
Cobham and Leatherhead main line railway stations offer excellent services to London Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow International Airports are within easy reach.

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.

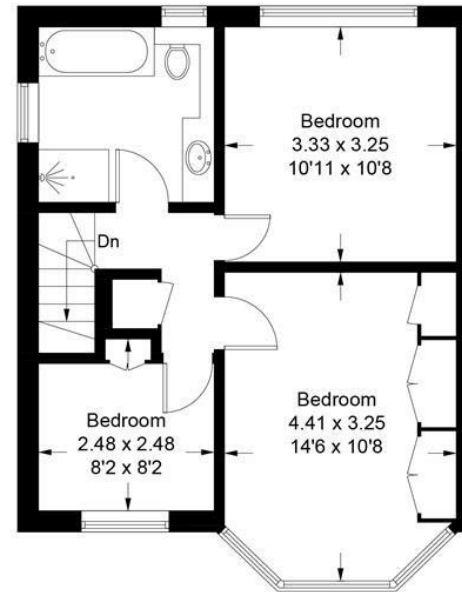


Approximate Gross Internal Area = 124.1 sq m / 1336 sq ft
(Including Garage)

 = Reduced headroom below 1.5m / 5'0



Ground Floor



First 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. (ID1182176)

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