



45 Copperfields, Fetcham, Leatherhead, KT22 9PA

Price Guide £335,000



- SUPERB FREEHOLD HOUSE
- SITTING/DINING ROOM
- LARGE DOUBLE BEDROOM
- LANDSCAPED GARDENS
- MODERN BATHROOM
- MODERNISED THROUGHOUT
- MODERN OPEN PLAN KITCHEN
- INTEGRATED APPLIANCES
- DRIVEWAY PARKING
- CUL-DE-SAC

Description

Superbly modernised throughout, this attractive one double bedroom house is ideally located within a popular residential cul-de-sac. The accommodation centres around an superb open plan kitchen and sitting room, featuring a contemporary kitchen with integrated appliances and a breakfast bar.

Upstairs, the spacious double bedroom benefits from fitted wardrobes and is complemented by a luxury fully tiled modern bathroom.

Outside, the property enjoys a landscaped garden, designed for ease of maintenance with artificial grass, composite decking and sleeper borders, together with a useful storage shed. To the front, a private driveway provides off-street parking for one car.

An excellent opportunity for a first-time buyer looking for a stylish and easily maintained home.

Tenure	Freehold
EPC	D
Council Tax Band	C

Situation

Fetcham Village is fortunate to have an OFSTED 'Outstanding' Infants School and an OFSTED 'Good' Middle School. For older children there is Therfield in Leatherhead which is OFSTED 'Good'. There are private schools in the vicinity including Parkside School at Stoke D'Abernon and St John's School (11+) in Leatherhead.

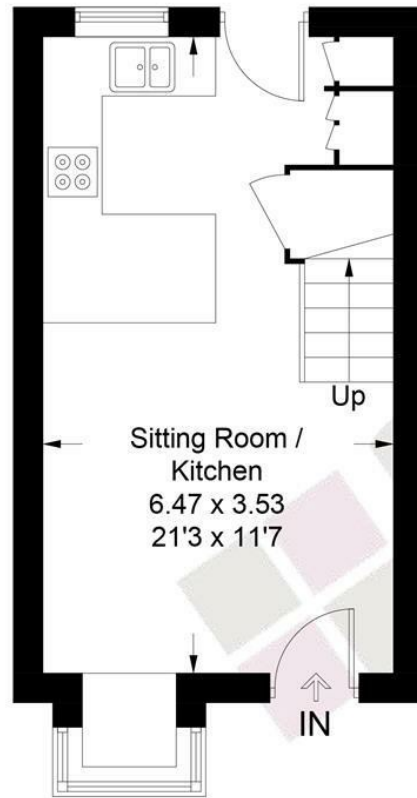
The village shops offer a good variety of outlets including a Sainsburys Local and Boots. Leatherhead town offers a more comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose and Nuffield Fitness Gym in The Crescent. The public leisure centre is located on the 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.

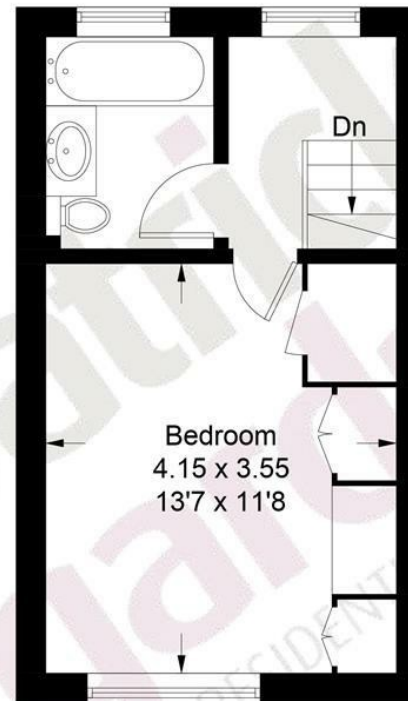
The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand. Polsden Lacey, Denbies Wine Estate and Bocketts Farm are on the doorstep and provide excellent outdoor family entertainment.



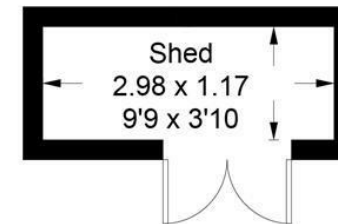
Approximate Gross Internal Area = 47.0 sq m / 506 sq ft
Shed = 3.4 sq m / 36 sq ft
Total = 50.4 sq m / 542 sq ft



Ground Floor



First 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. (ID1333285)

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