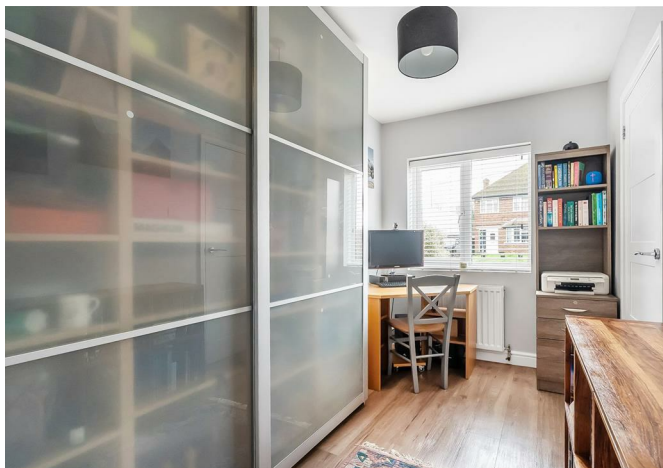




44 Mole Road, Fetcham, Surrey, KT22 9RN

Price Guide £629,950



- DETACHED FAMILY HOUSE
- LARGE FAMILY BATHROOM
- SITTING ROOM
- UTILITY ROOM
- GARDEN CABIN
- THREE BEDROOMS
- KITCHEN/DINING ROOM
- STUDY/BED 4 + ENSUITE SHOWER
- LANDSCAPED GARDEN
- DRIVE WITH OFF STREET PARKING

Description

Beautifully presented throughout, this detached family house is set at the end of a residential cul-sac within walking distance of Fetcham Village and local schools.

The stylish accommodation comprises a hall, study/bedroom 4 with ensuite shower, sitting room with bay window, a lovely open plan kitchen/dining room with double doors to the garden, integrated appliance and adjoining utility room.

Upstairs, there are two double bedrooms, good sized single bedroom and large modern family bathroom with separate shower and bath.

Outside, there is a gravel driveway providing off street parking, side access lead to a landscaped rear garden with gravel terrace, lawn with raised beds and cabin with adjoining patio.

Tenure	Freehold
EPC	C
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 numerous private schools in the vicinity including Parkside Prep School at Stoke D'Abernon and St John's School (11+) in Leatherhead.

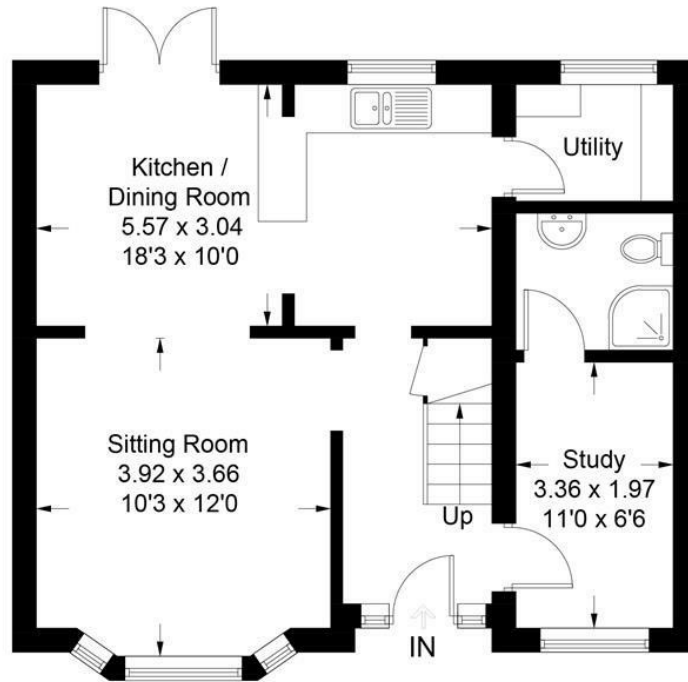
The village shops offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is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

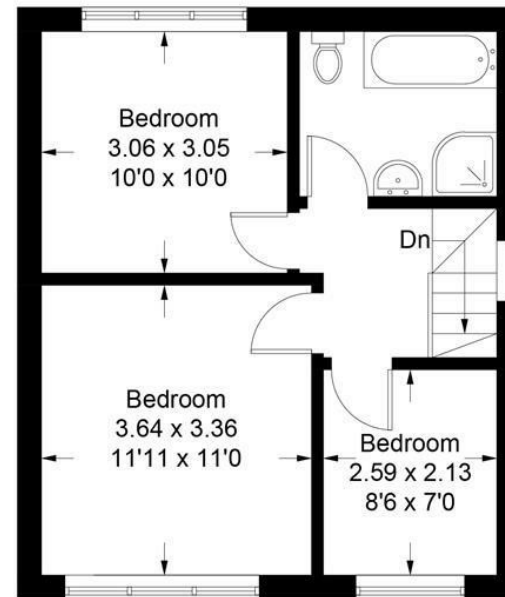
The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand. Bocketts Farm, Polesden Lacey, Denbies Wine Estate and Norbury Park offer great family days out.



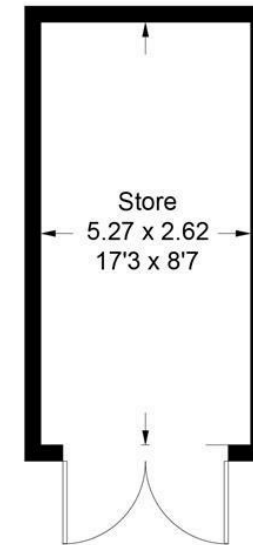
Approximate Gross Internal Area = 91.9 sq m / 989 sq ft
 Store = 13.6 sq m / 146 sq ft
 Total = 105.5 sq m / 1135 sq ft



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. (ID857049)

www.bagshawandhardy.com © 2022

1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 **Email:** leatherhead@patrickgardner.com
www.patrikgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

