



49 Hilley Field Lane, Fetcham, KT22 9UP

Price Guide £649,500



- EXTENDED SEMI-DETACHED HOUSE
- TWO BATH/SHOWER ROOMS
- KITCHEN BREAKFAST ROOM
- SITTING ROOM
- NO CHAIN
- FOUR BEDROOMS
- UTILITY ROOM
- DINING ROOM
- GARAGE + PARKING
- SOUTHERLY FACING GARDEN

Description

This extended four bedroom semi-detached house is situated on an established residential cul-de-sac whilst enjoying a southerly facing garden without outlook over Fetcham's recreational park.

Offering 1456 sq.ft.incl.gge, the property has been extended and remodelled by the current owners to include a reception hall, utility/shower room*/wc, dining room, 21'10 sitting room and kitchen breakfast room. Upstairs, there are three double bedrooms, single bedroom (currently used as a study), shower room and family bathroom.

*The ground floor shower room is modular, designed for disability but is currently not in use.

Outside, there is a driveway with adjoining lawn providing for off street parking and leading to a garage with electric roller door. The rear garden has a lovely sandstone terrace with retaining wall and steps to a shaped lawn with path to a greenhouse and garden shed.

Tenure	Freehold
EPC	C
Council Tax Band	E



Situation

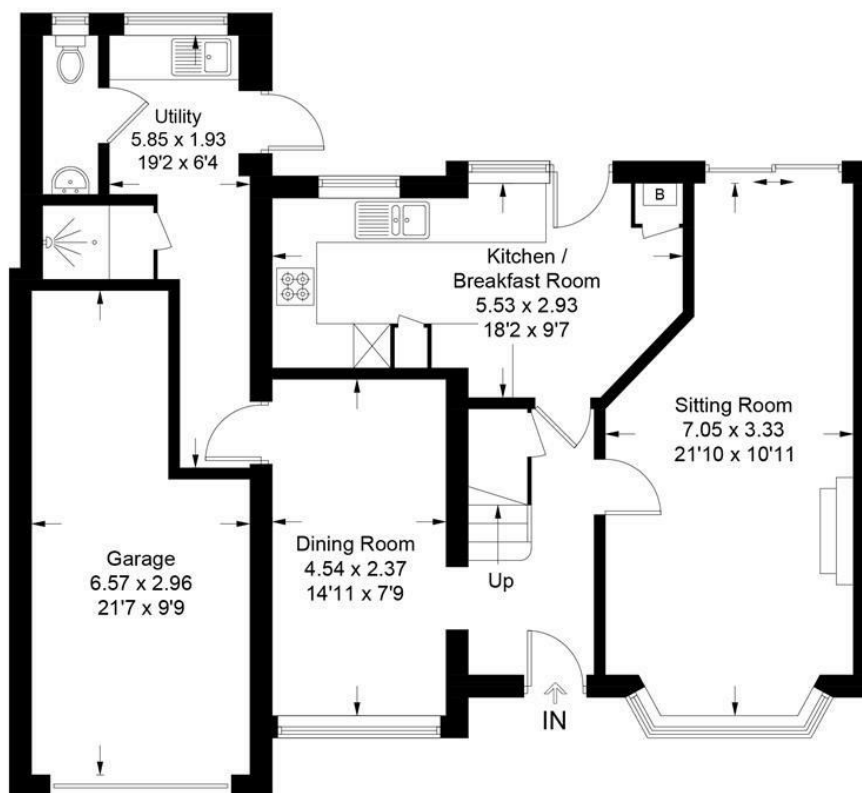
Fetcham Village is fortunate to have an OFSTED Outstanding Infants School and an OFSTED Good Middle School. For older children there is OFSTED Good Therfield in Leatherhead. There are numerous private schools in the vicinity including Parkside Prep School at Stoke D'Abernon and St John's School (11+)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

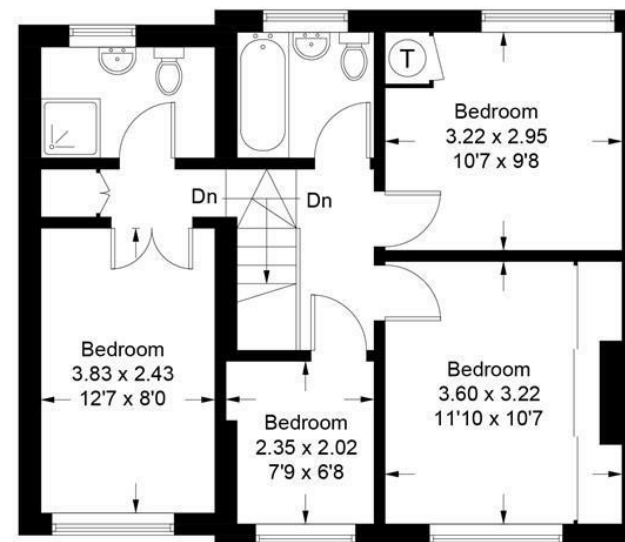
Cobham and Leatherhead main line railway stations offer excellent services to Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow Airports are within easy reach.

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 = 118.7 sq m / 1278 sq ft
 Garage = 16.5 sq m / 178 sq ft
 Total = 135.2 sq m / 1456 sq ft



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. (ID1157572)

www.bagshawandhardy.com © 2025

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

