



31 Badingham Drive, Fetcham, KT22 9EU

Price Guide £975,000



- DELIGHTFUL DETACHED HOUSE
- TWO RECEPTION ROOMS
- CONSERVATORY
- SPACIOUS HALL & LANDING
- DOUBLE GARAGE
- FOUR BEDROOMS
- TWO BATHROOMS
- KITCHEN BREAKFAST ROOM
- BEAUTIFUL LANDSCAPED GARDENS
- NO CHAIN

## Description

This beautifully presented four bedroom house is situated on this highly desirable estate whilst enjoying a lovely plot with manicured gardens to the front and rear.

Well proportioned throughout, the accommodation includes a spacious reception hall with cloakroom, double aspect 20'11 x 14'8 sitting room with double doors to both the conservatory and dining room. The fitted kitchen has integrated appliances, space for a breakfast table and side door leading to the garden and detached double garage.

Upstairs, the landing has lovely distant views, a loft hatch providing access to a good sized loft space with potential to create another room (STPP) and a large linen cupboard. The principal bedroom has fitted wardrobes, dressing room and en suite shower room, there are three further bedrooms (each with fitted wardrobes) and family bathroom.

Outside, a smart block pavior driveway provides plenty of off street parking and leads to a detached double garage. A part covered gated side access leads to a beautifully cared for and landscaped rear garden featuring a rear terrace with brick edging, curved path to the rear garden, shaped and well maintained lawns, mature hedging and a wealth of trees and flower boarders. Two garden sheds. Conveniently for a purchaser there is no onward chain



## 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 Ashtead 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.

**Tenure**

Freehold

**EPC**

D

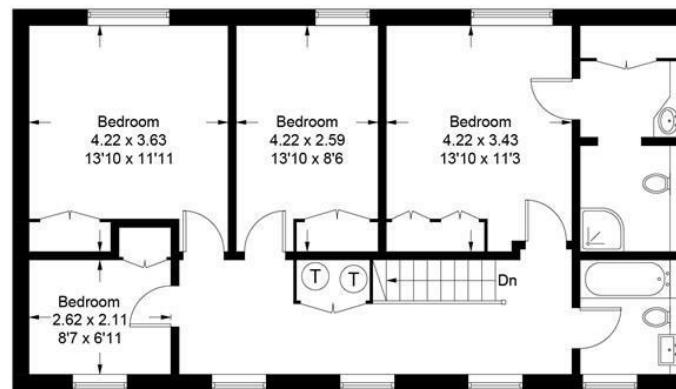
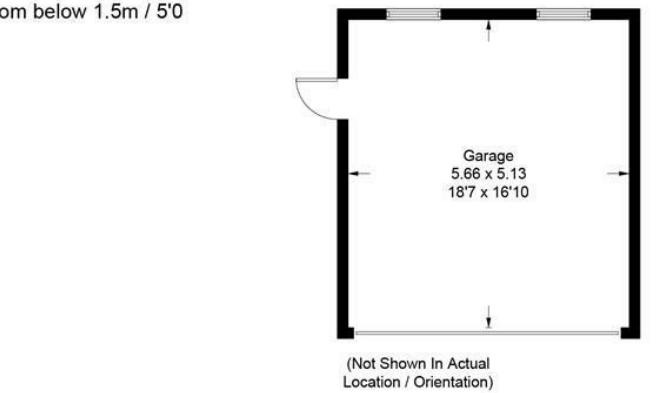
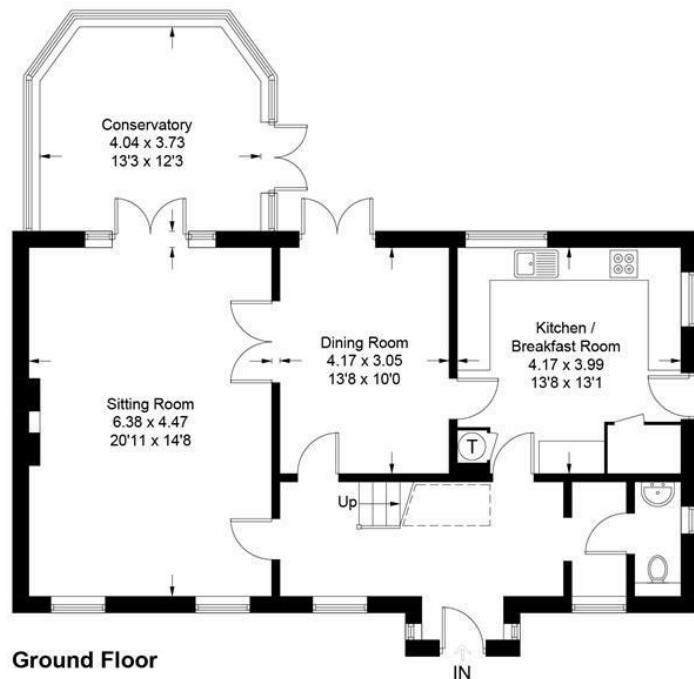
**Council Tax Band**

G

Approximate Gross Internal Area = 170.5 sq m / 1835 sq ft  
 Garage = 29.1 sq m / 313 sq ft  
 Total = 199.6 sq m / 2148 sq ft



[dashed box] = Reduced headroom below 1.5m / 5'0



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. (ID1191665)

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