



 **patrick
gardner**
RESIDENTIAL

60 Warrene Road, Fetcham, Surrey, KT22 9TY

Price Guide £599,950



- SEMI-DETACHED FAMILY HOUSE
- 21' LOUNGE/DINER
- BATHROOM + SEPERATE WC
- WESTERLY FACING GARDEN
- SHORT WALK TO SCHOOLS

- THREE DOUBLE BEDROOMS
- GOOD SIZED KITCHEN
- OFF STREET PARKING
- SCOPE TO EXTEND (STPP)
- NO CHAIN

Description

This well presented three bedroom semi-detached house is offered with no onward chain whilst enjoying a quiet residential position within a short walk of local schools.

The ground floor accommodation comprises hall with under stairs coats area, good sized kitted kitchen with useful store cupboards and lovely 21' x 12' lounge/diner with sliding doors to the rear garden.

Upstairs there are three double bedrooms and bathroom. There is also access space to large loft space ideal for a loft conversion (STPP/ Building Control).

Outside, there is off street parking for two cars, side access leads to a Westerly 100'+ rear garden with rear terrace, lawn and garden shed.

Conveniently for a purchaser there is no onward chain

Tenure Freehold

EPC C

Council Tax Band E

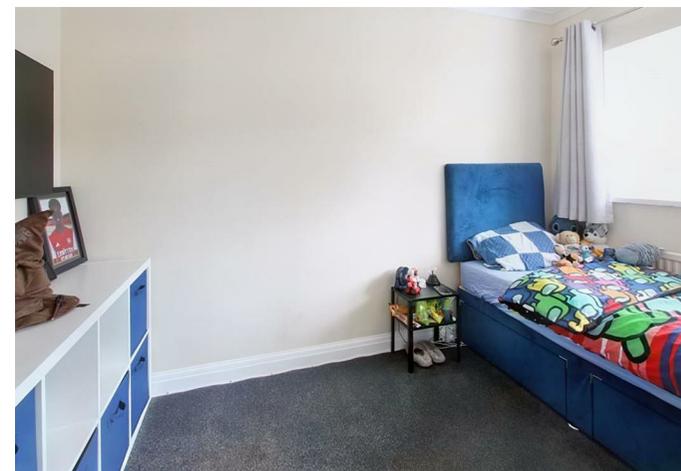
Situation

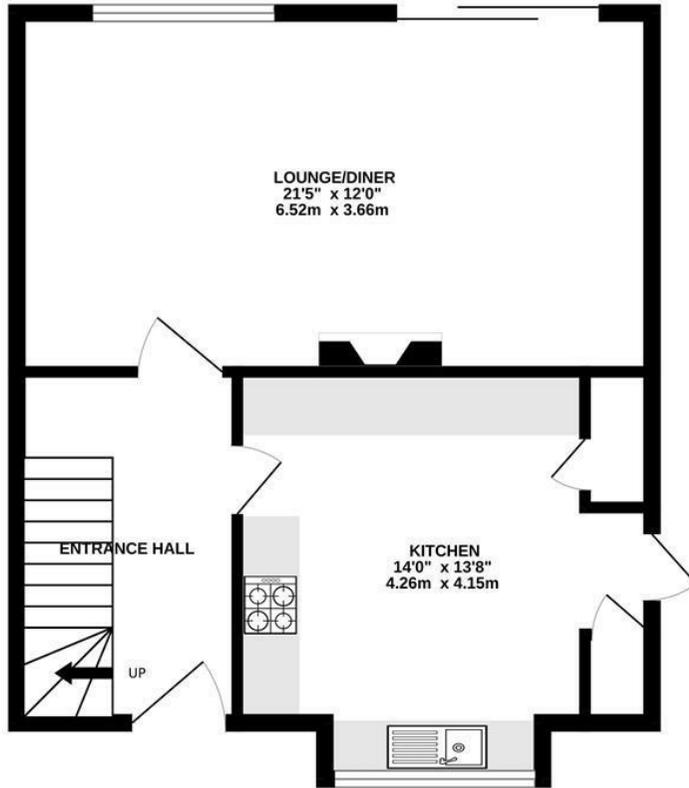
Fetcham Village is fortunate to have an OFSTED Outstanding Infants School and an OFSTED Good Middle School. For older children there is OFSTED Good Therfield in Leatherhead. There are numerous private schools in the vicinity including Parkside Prep School at Stoke D'Abernon and St John's School (11+)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

The village shops offers restaurants and 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.

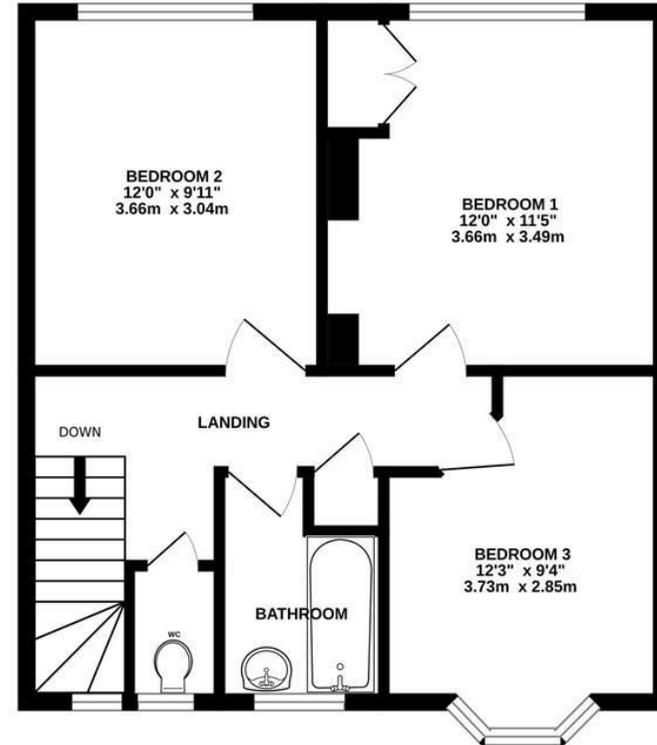
Cobham and Leatherhead main line railway stations offer excellent services to Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow Airports are within easy reach.

The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand.





GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1012 sq.ft. (94.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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