

36 Elmer Cottages Guildford Road, Fetcham, Surrey, KT22 9BU

Offers In Excess Of £500,000









- MODERN SEMI-DETACHED HOUSE
- TWO BATHROOMS
- SITTING ROOM
- CONSERVATORY
- CLOSE TO STATION & SCHOOLS
- THREE BEDROOMS
- HALL & CLOAKROOM
- KITCHEN/DINING ROOM
- GARAGE & PARKING
- NORTH WEST FACING GARDEN

Description

This modern three bedroom semi-detached house is set on a quiet private estate whilst within walking distance of Leatherhead's mainline railway station, town centre and local schools.

A covered porch leads to the hall with newly fitted cloakroom and door to the sitting room featuring a useful under stairs cupboard, grey oak flooring and fireplace. There is a lovely open plan kitchen/dining room with breakfast bar and integrated appliances, double doors t,lead to a good sized conservatory with double doors to the rear garden.

Upstairs, the principal bedroom has built in wardrobes and newly fitted en suite shower room, whilst bedrooms two and three share a luxury modern family bathroom.

Outside, there is a single garage and parking to the front with side access leading to a North West facing landscaped rear garden with patio and lawn.

Tenure	Freehold
EPC	C
Council Tax Band	E
Estate Charge	£300.00 pa (Maintenance of Road and Trees)

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.







Approximate Gross Internal Area = 85.5 sq m / 920 sq ft
Garage = 13.0 sq m / 140 sq ft
Total = 98.5 sq m / 1060 sq ft



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. (ID1293948)

www.bagshawandhardy.com © 2026

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 firms employment has the authority to make or give any representation or warranty in respect of the property.