



24 Gatesden Road, Fetcham, Leatherhead, Surrey, KT22 9QR

Price Guide £775,000



- DETACHED BUNGALOW
- EXCELLENT RESIDENTIAL AREA
- CONSENT FOR 3483 SQ.FT.
- CLOSE TO LOCAL SCHOOLS
- GARAGE
- TWO/THREE BEDROOMS
- SCOPE TO REFURBISH / EXTEND
- LIVING/DINING ROOM
- OVER 100' DEEP REAR GARDEN
- NO CHAIN

Description

This two/three bedroom detached chalet bungalow is set on a level North West facing 0.2 acre plot in an established residential road amongst many higher value properties.

The property offers many combinations of extension / upgrading as there is planning consent (MO/2022/0811/PLAH) to create an attractive substantial detached house offering 3,483 sq.ft of space including garage.

The current accommodation comprises, good sized open plan sitting/dining room, kitchen breakfast room, two ground floor bedroom, bathroom and loft/bedroom 3

The proposed accommodation will provide for a reception hall, guest cloakroom, formal sitting room, The design provides for a superb 'hub of the home' open plan kitchen/dining room/family room which is set at the rear of the property overlooking the lovely mature rear garden. There is also a spacious utility room and second separate w.c. On the first floor there are 4 double bedrooms including a magnificent principal bedroom suite which includes a separate ensuite walk-in dressing room and bathroom. A further ensuite shower room serves the second bedroom whilst the 4 piece family bathroom suite serves the remaining two bedrooms.

Over 100' deep rear garden & conveniently for a purchaser no 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 partly covered Swan Shopping Centre, theatre, Waitrose Local 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 London Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow International Airports are within easy reach.

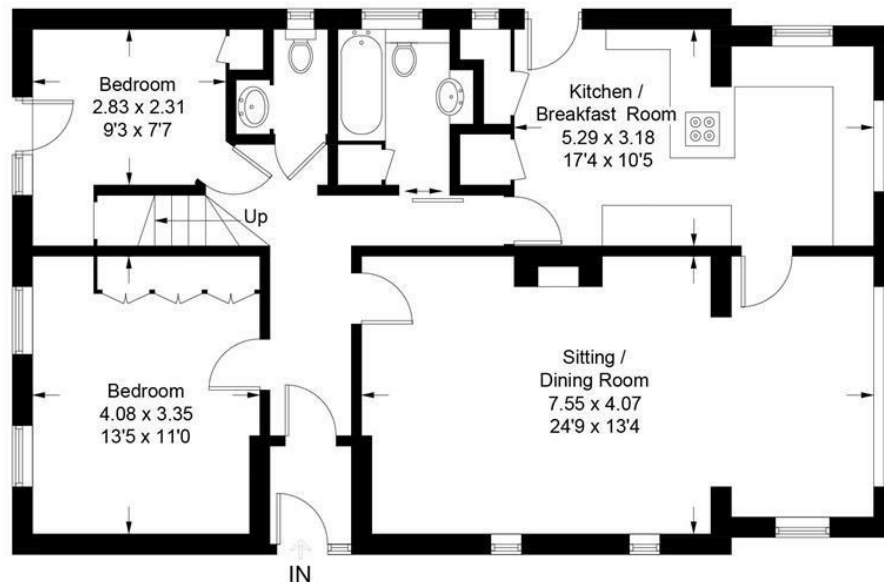
The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand.

Tenure	Freehold
EPC	D
Council Tax	F
Band	

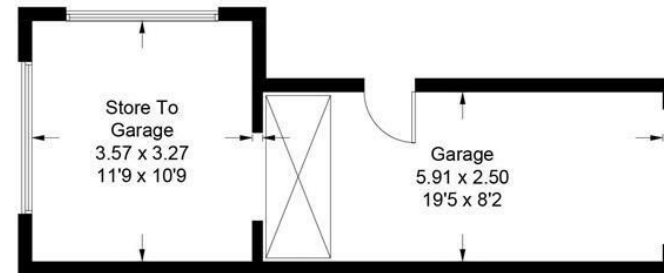


Approximate Gross Internal Area (Including loft Room) = 110.6 sq m / 1190 sq ft
 Garage = 26.7 sq m / 287 sq ft
 Total = 137.3 sq m / 1477 sq ft

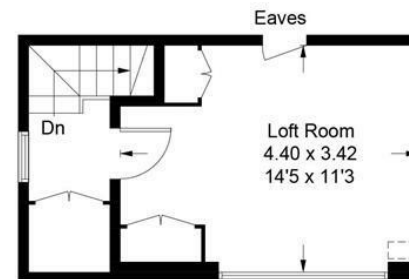
 = Reduced headroom below 1.5m / 5'0



Ground Floor



(Not Shown In Actual Location / Orientation)



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. (ID795198)

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