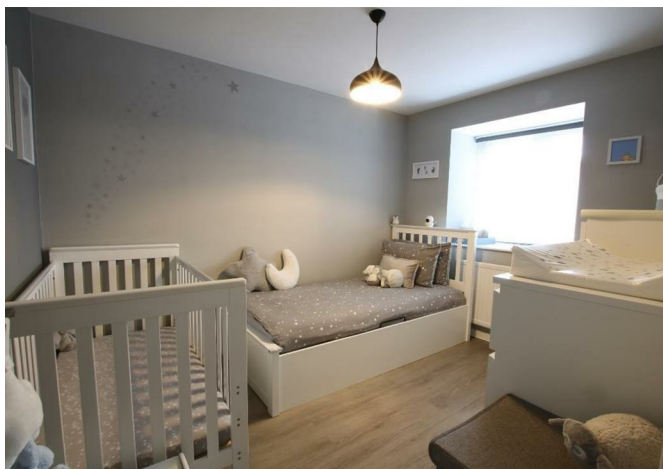




39 Copperfields, Fetcham, Leatherhead, Surrey, KT22 9PA

Asking Price £475,000



- TWO BEDROOM SEMI DETACHED HOUSE
- CLOSE TO VILLAGE
- OFF STREET PARKING
- IN LOVELY ORDER
- CLOSE TO LOCAL PARK
- CONVERTED GARAGE
- GAS CENTRAL HEATING
- CLOSE TO LOCAL SCHOOLS
- MODERN BATHROOM/KITCHEN
- SECLUDED SW FACING REAR GARDEN

Description

A beautifully presented two double bedroom semi detached house situated in a sought after residential cul-de-sac within a short walk of local schools and Fetcham village.

The current owners have done a wonderful job modernising the home since ownership.

On the ground floor there is a large living/dining room with a separate modern kitchen and upstairs 2 large double bedrooms which share lovely shower room. The main bedroom is large enough to potentially split and have a third bedroom.

The garage has been converted to a home office with useful storage above. There is still part of the original garage in place, which is great for more additional storage.

Tenure	Freehold
EPC	D
Council Tax Band	D

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'Abernion 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.





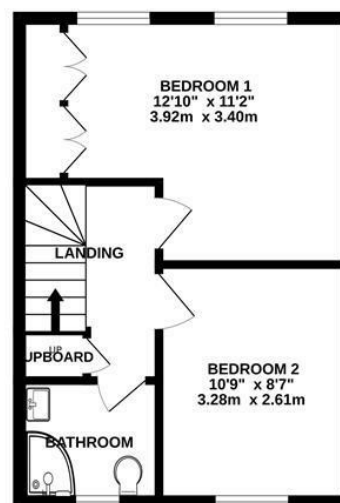
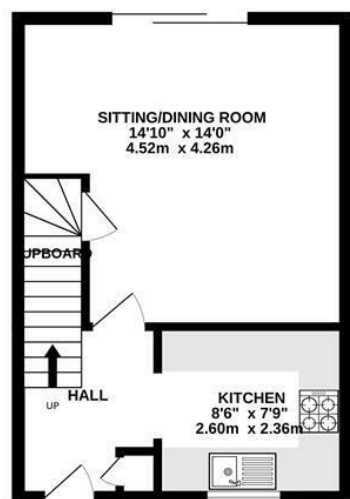
TOTAL FLOOR AREA : 769 sq.ft. (71.5 sq.m.) approx.

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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GROUND FLOOR
326 sq.ft. (29.9 sq.m.) approx.

1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.

GARAGE /HOME OFFICE
121 sq.ft. (11.3 sq.m.) approx.



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