



20 Sherwood Close, Fetcham, Surrey, KT22 9QT

Price Guide £595,000



- DETACHED FAMILY HOUSE
- MODERN KITCHEN
- TWO BATHROOMS
- GARAGE
- SOUTHERLEY FACING GARDEN
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- HALL WITH CLOAKROOM
- OFF STREET PARKING *
- WALKING DISTANCE TO SCHOOLS

Description

This beautifully appointed three bedroom detached house is situated in a quiet residential cul-de-sac whilst enjoying a Southerly facing garden.

Extended on the ground floor, the accommodation comprises a reception hall with cloakroom, modern fitted kitchen with integrated appliances, spacious 16'4 x 15'6 sitting room useful under stairs cupboard and adjoining dining room.

Upstairs, the principal bedroom has a modern en suite shower room, there is a second double bedroom, single bedroom (currently used as a dressing room) and family bathroom.

Outside, there is a driveway provides off street parking and access to a single integral garage. Gated side access leads to a lovely rear garden with southerly aspect, terrace with steps to a shaped lawn bordered with screen fencing.

* At the end of the short cul-de-sac (and adjacent to the driveway for no.20) is a useful parking area shared with the house opposite.

Tenure	Freehold
EPC	D
Council Tax Band	F



Situation

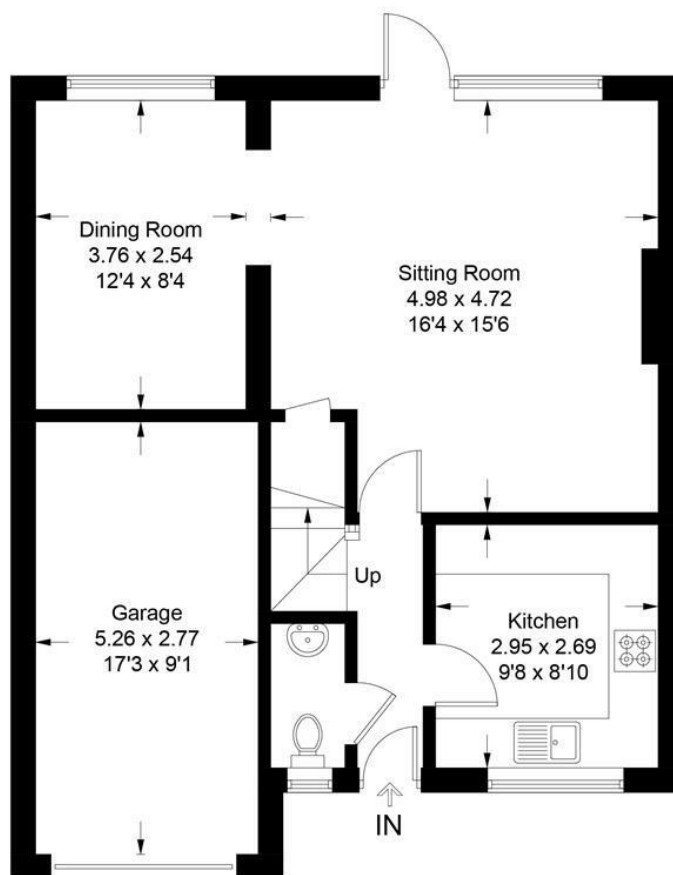
Fetcham Village is fortunate to have an OFSTED Outstanding Infants School and an OFSTED Good Middle School. For older children there is OFSTED Good Therfield in Leatherhead. There are numerous private schools in the vicinity including Parkside Prep School at Stoke D'Abernon and St John's School (11+)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

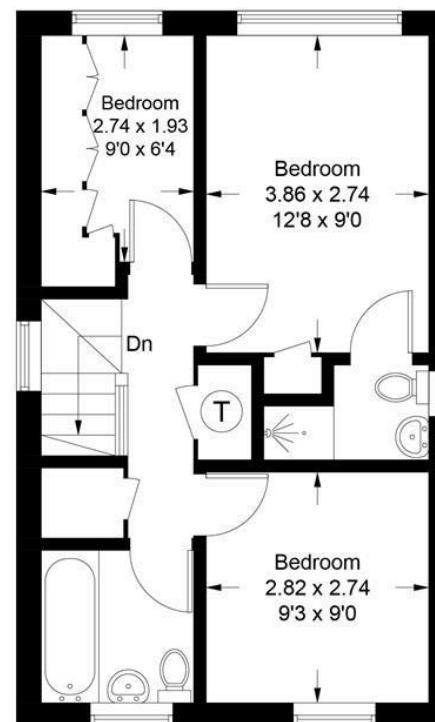
Cobham and Leatherhead main line railway stations offer excellent services to Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow Airports are within easy reach.

The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand. Bocketts Farm, Polesden Lacey, Denbies Wine Estate and Norbury Park offer great family days out.

Approximate Gross Internal Area = 87.1 sq m / 937 sq ft
 Garage = 14.2 sq m / 153 sq ft
 Total = 101.3 sq m / 1090 sq ft



Ground Floor



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. (ID1214828)

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