



9 Meadow Lane, Fetcham, Leatherhead, KT22 9UW

Price Guide £625,000





- EXTENDED SEMI-DETACHED HOUSE
- SITTING/DINING ROOM
- KITCHEN
- 100+ SOUTH WEST GARDEN
- CLOSE TO VILLAGE & SCHOOL
- FOUR BEDROOMS
- TWO BATHROOMS
- SCOPE TO EXTEND (STPP)
- LARGE GARAGE & PARKING
- NO CHAIN



## Description

This extended four bedroom semi-detached house offers 1432 sq.ft. whilst enjoying a 100' + South West facing garden.

Bright and well maintained throughout, the accommodation comprises a reception hall, sitting/dining room with modern fireplace and sliding doors to the garden and kitchen with space for small breakfast table. The inner hall has an integral door to a large garage, shower room and second reception room which could also double as a large fourth bedroom.

Upstairs, the landing provides access to a good sized loft space, two double bedrooms, single bedroom and bathroom.

Outside, the driveway provides ample parking and leads to a large garage with electric up and over door. The rear garden is approximately 100', has a South West aspect, patio and good sized lawn with adjoining path to composting area and garden shed.

Tenure	Freehold
EPC	F
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 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 and Norbury Park offer great family days out.



Approximate Gross Internal Area = 133.0 sq m / 1432 sq ft  
(Including Garage)



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. (ID1201612)

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