



47 Pound Crescent, Fetcham, Surrey, KT22 9JW

Asking Price £535,000





- SEMI-DETACHED HOME
- OPEN PLAN/KITCHEN DINING ROOM
- SPACIOUS CONSERVATORY
- 3 BEDROOMS
- SOUTHERLY FACING REAR GARDEN
- ENTRANCE HALL
- SITTING ROOM WITH OPEN FIREPLACE
- DETACHED LAUNDRY ROOM & W.C.
- FAMILY BATHROOM
- OFF ROAD PARKING FOR 2 CARS



## Description

This very well presented semi-detached home enjoys a lovely southerly facing rear garden whilst to the front there is off road parking for two cars.

The house is double glazed and there is a gas fired combi boiler. The entrance hall and kitchen/dining room feature ceramic tiled floors with electric underfloor heating extending from the kitchen/dining room through to the spacious conservatory whilst the sitting room features an open fireplace with oak over-mantel. A tasteful Wren kitchen was fitted in June this year whilst the family bathroom was refitted a few years ago.

Internal inspection highly recommended.

## 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.

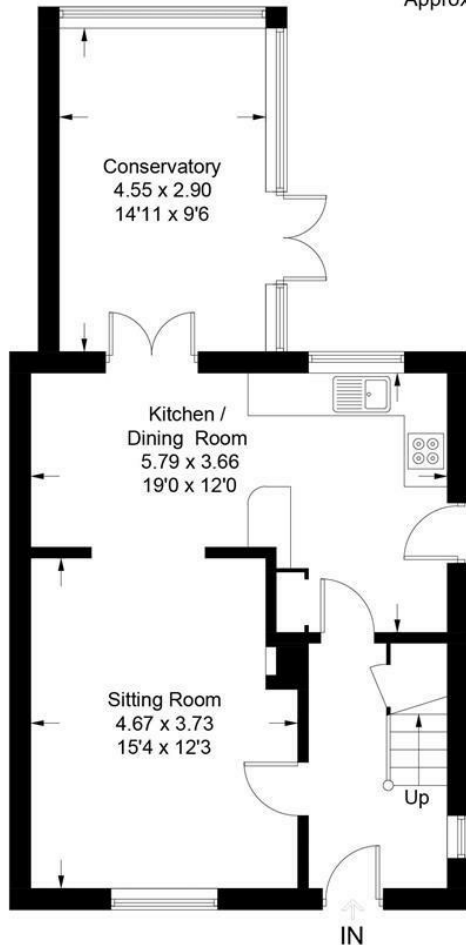
The village shops offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the partly covered Swan Shopping Centre, theatre, Waitrose Local in Church Street and Nuffield Health Fitness Gym in The Crescent. The public 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.

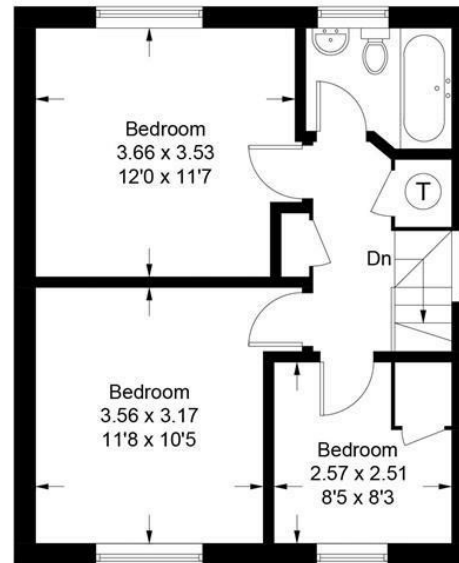
Tenure	Freehold
EPC	D
Council Tax Band	D



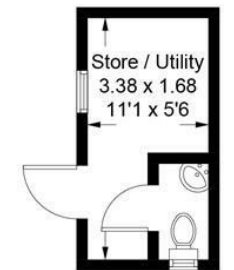
Approximate Gross Internal Area = 99.3 sq m / 1069 sq ft  
Store / Utility = 5.8 sq m / 62 sq ft  
Total = 105.1 sq m / 1131 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

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. (ID880403)

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