80 The Street, Fetcham, Leatherhead, KT22 9RF

Price Guide £575,000

- 1930's SEMI-DETACHED BUNGALOW
- EXTENDED SITTING/DINING ROOM
- 25' GARAGE
- SHORT WALK TO SCHOOLS & VILLAGE
- BLOCK PAVIER DRIVEWAY
- TWO BEDROOMS
- GOOD SIZED KITCHEN
- LEVEL 100+ REAR GARDEN
- SCOPE FOR EXTENSION (STPP)
- NO CHAIN

Description

Enjoying a level plot with a delightful rear garden extending to over 100 feet, this attractive extended 1930s semi-detached bungalow is ideally situated within easy reach of Fetcham village, well-regarded local schools.

The property offers well-balanced accommodation including two bedrooms, a bathroom, good sized kitchen and a spacious extended sitting/dining room with lovely views over the rear garden.

Outside, the beautifully maintained garden is a particular feature of the property, offering generous lawned areas, mature planting and ample space for keen gardeners or family enjoyment.

The bungalow also presents excellent potential for enlargement, with scope for a further rear extension and/or loft conversion, subject to the usual planning permissions and building regulations (STPP), allowing purchasers the opportunity to create a home tailored to their own requirements.

Offered to the market with no onward chain, this is an opportunity to acquire a lovely home with future potential in a highly sought-after residential location.

Situation

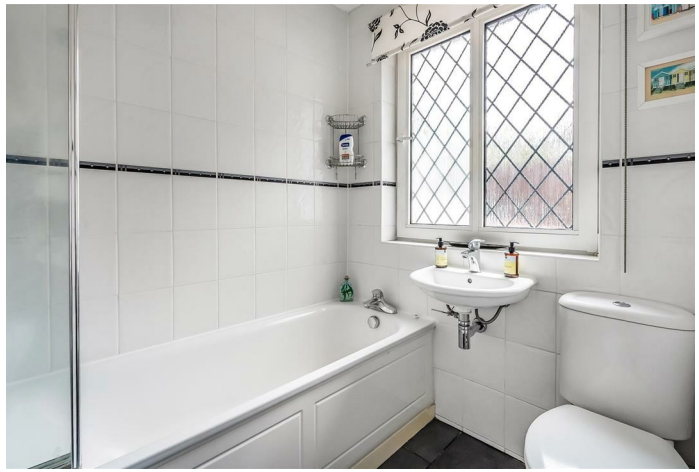
Fetcham is a highly regarded Surrey village situated between the popular towns of Leatherhead and Cobham, residents enjoy easy access to a wide range of shopping, dining and leisure facilities, including independent boutiques, cafés, restaurants and supermarkets.

The area is particularly well known for its excellent educational opportunities, with a number of highly regarded state and independent schools nearby, including Fetcham Village Infant School, Oakfield Junior School, Therfield School and several sought-after schools in both Leatherhead and Cobham.

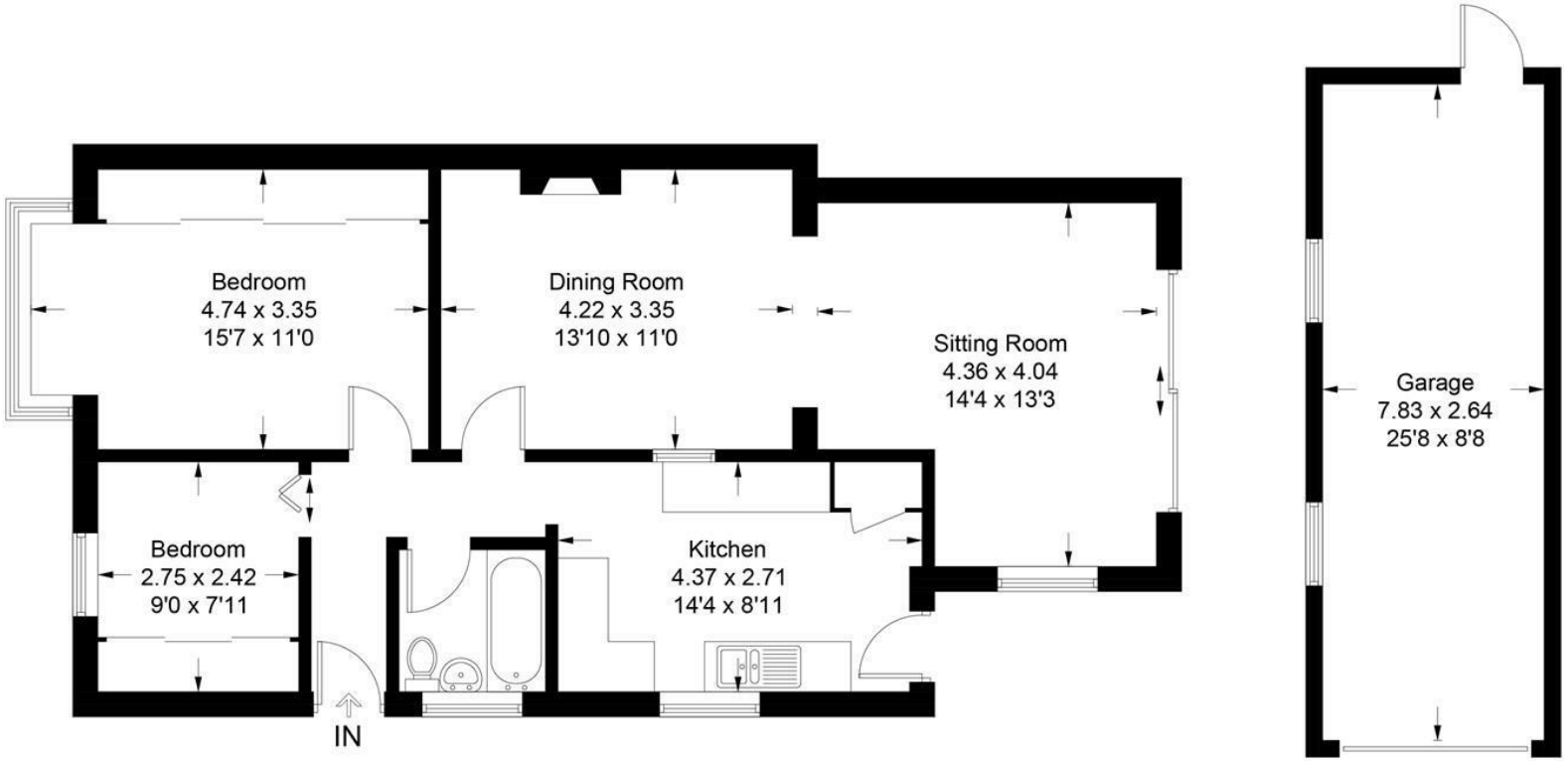
For commuters, Leatherhead station provides regular rail services to London Waterloo and Victoria while the nearby A3 and M25 offer convenient road links to London, Heathrow and Gatwick airports, and the wider motorway network.

Surrounded by attractive Surrey countryside, including Norbury Park, Polesden Lacey and numerous walking and cycling routes, Fetcham is an ideal location for those seeking a relaxed village lifestyle with excellent connectivity and amenities close at hand.

Tenure	Freehold
EPC	D
Council Tax Band	D



Approximate Gross Internal Area = 75.2 sq m / 809 sq ft
Garage = 20.8 sq m / 224 sq ft
Total = 96.0 sq m / 1033 sq ft



Ground 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. (ID1321466)

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1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 **Email:** leatherhead@patrickgardner.com
www.patrickgardner.com

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