



 **patrick
gardner**
RESIDENTIAL

29 Lodge Road, Fetcham, Leatherhead, KT22 9QY

Price Guide £599,950



- SEMI-DETACHED HOUSE
- 25'7 SITTING/DINING ROOM
- MODERN SHOWER ROOM
- OWN DRIVEWAY
- CLOSE TO SCHOOLS & VILLAGE
- THREE BEDROOMS
- FITTED KITCHEN
- SCOPE TO EXTEND (STPP)
- GOOD SIZED GARDEN
- VENDOR SUITED

Description

This delightful three bedroom semi-detached house is situated in a quiet residential road within a short walk of local schools and Fetcham Village.

The accommodation comprises a good sized reception hall, fitted kitchen and spacious 25'7 x 11'3 sitting/dining room with bay window, fireplace and double doors to the rear garden. Upstairs, there are two double bedrooms (each with fitted wardrobes), single bedroom and modern family shower room.

Outside, there is off street parking with adjoining lawn, side access (a little narrow for a standard car) leads to a detached garage/store, garden patio and good sized lawn with mature trees, hedging and garden shed.

Tenure	Freehold
EPC	D
Council Tax Band	D

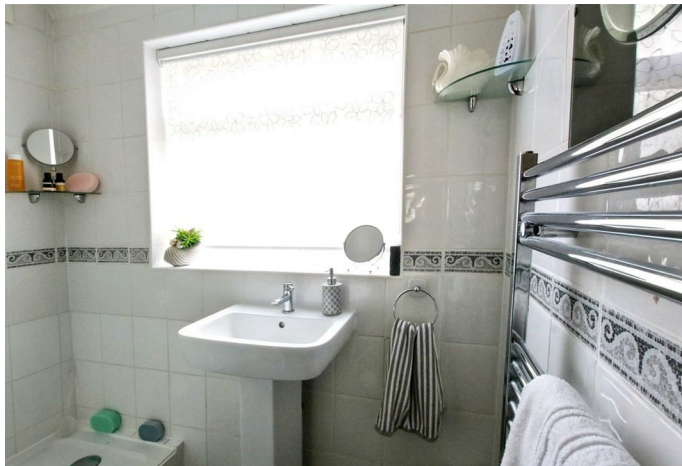
Situation

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.

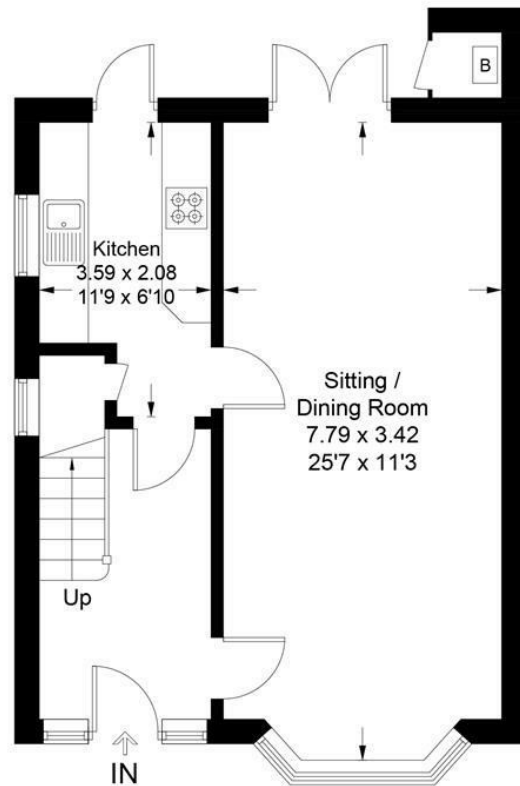
The village shops offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is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

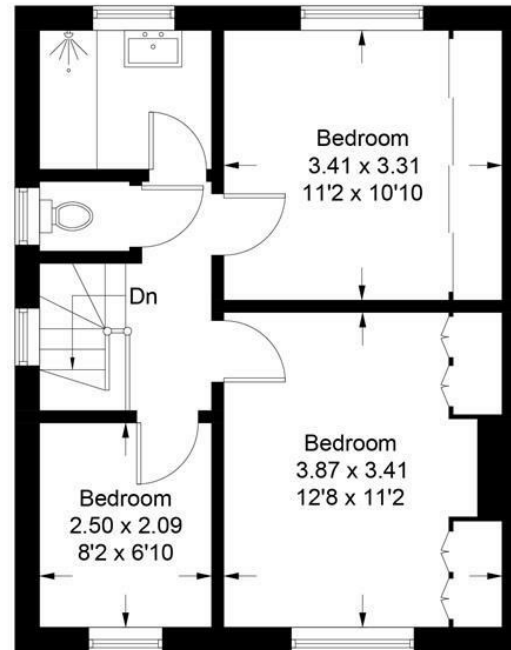
The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand. Bocketts Farm, Polesden Lacey and Norbury Park offer great family days out.



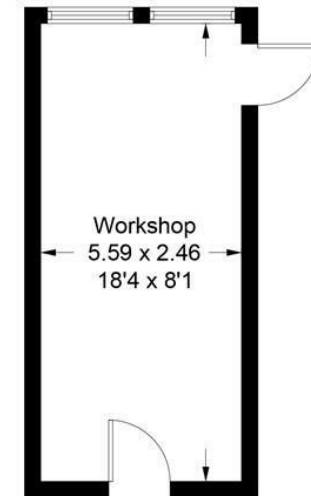
Approximate Gross Internal Area = 83.9 sq m / 903 sq ft
 Workshop / External Cupboard = 14.4 sq m / 155 sq ft
 Total = 98.3 sq m / 1058 sq ft



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. (ID1193376)

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