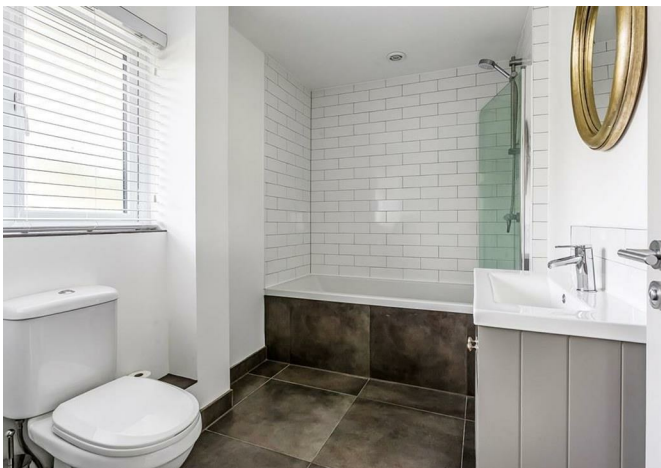




Corner Croft Humphrey Close, Fetcham, Surrey, KT22 9PZ

Price Guide £850,000



- 1849 SQ FT DETACHED HOUSE
- 4 BEDROOMS
- DRESSING ROOM TO MAIN BEDROOM
- BUILT IN APPLIANCES
- ATTACHED GARAGE
- RECENTLY EXTENDED AND MODERNISED
- 2 BATHROOMS
- SUPERB 29' KITCHEN/BREAKFAST ROOM
- 12' 4" UTILITY ROOM
- SUNNY GARDEN ON ALL SIDES

Description

Recently extended and modernised to a superb standard, this modern detached house occupies a prime corner position, has the benefit of gardens to front, side and rear and ample parking with driveway to an attached garage and further additional parking for several cars.

With new double glazing and gas central heating, the 1,849 sq ft accommodation includes hall, cloakroom, spacious dual aspect lounge, further reception room, 29' kitchen/breakfast room with fitted units including quartz worktops and appliances and 12'4" utility room.

On the first floor there are 4 bedrooms with the master bedroom having the benefit of a large dressing area and en-suite shower which includes high ceiling with skylight window.

French doors from the kitchen/breakfast room lead onto the garden which is mainly laid to lawn with patio and enclosed by fencing on all sides



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.

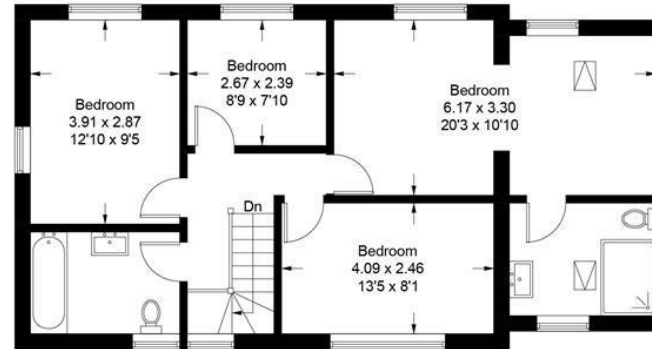
Cobham and Leatherhead main line railway stations offer excellent services to London Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow International Airports are within easy reach.

The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand.

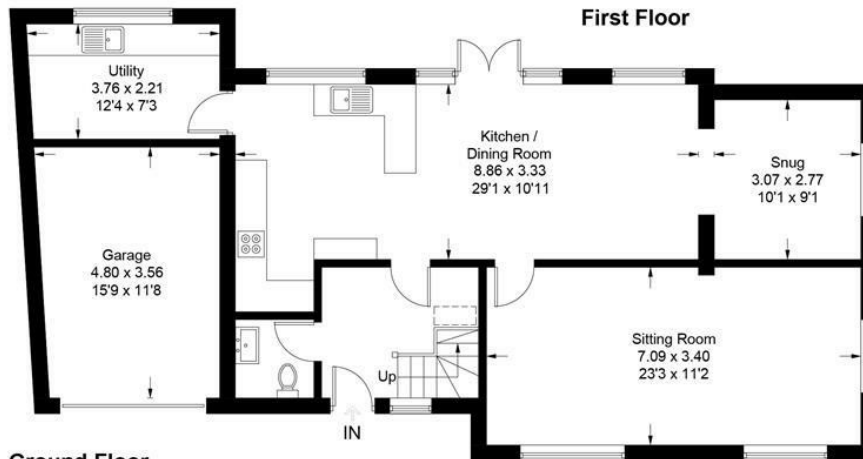
Tenure	Freehold
EPC	C
Council Tax Band	F

 = Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 155.5 sq m / 1674 sq ft
Garage = 16.3 sq m / 175 sq ft
Total = 171.8 sq m / 1849 sq ft



First Floor



Ground 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. (ID985725)

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