



**patrick
gardner**
RESIDENTIAL

32 Hilley Field Lane, Fetcham, KT22 9UX

Price Guide £540,000



- EXTENDED SEMI-DETACHED HOUSE
- HUGE POTENTIAL TO EXTEND (STPP)
- SITTING/DINING ROOM
- GOOD SIZED KITCHEN + UTILITY
- TWO BATHROOMS
- JUST UNDER 0.2 ACRE PLOT
- THREE BEDROOMS
- REQUIRING UPDATING
- 1201 SQ.FT.INCL.GGE
- NO CHAIN

Description

Built in 1954, this extended three bedroom house has been in the same family ownership since new. This house was also one of the first houses on the road to be completed and occupies one of the largest plots of nearly 0.2 acres.

Offered with no onwards chain, the property offers huge potential and the opportunity to extend (STPP) to create a sizable family home whilst enjoying this superb plot.

The accommodation comprises a hall, open plan sitting/dining room with fireplace which links neatly to a good sized kitchen with adjoining utility room and separate shower room. Upstairs there are two double bedrooms, single bedroom and family bathroom.

Outside, there is a driveway with adjoining lawn which leads to a single detached garage with useful covered store area. The rear garden is impressive with good sized lawn and many mature trees which provide a high degree of privacy.

Tenure	Freehold
EPC	D
Council Tax Band	E



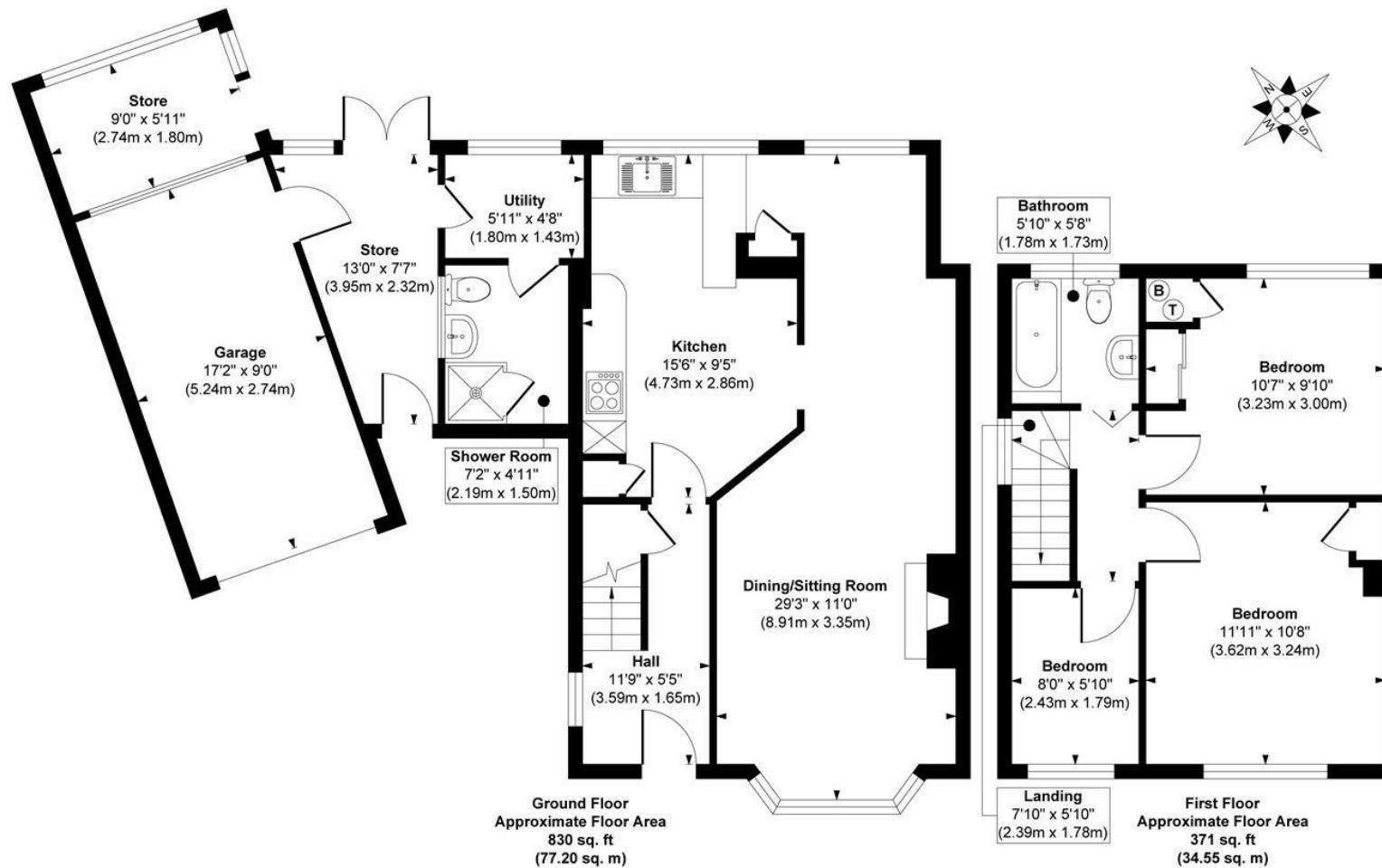
Situation

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 Sainsbury's 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, Denbies Wine Estate and Polesden Lacy provide or great family outdoor entertainment.



Approx. Gross Internal Floor Area 1201 sq. ft / 111.75 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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