



**Oswald Close**, Fetcham, Leatherhead, Surrey KT22 9UA

**£475,000 Freehold**



## Oswald Close, Fetcham, Leatherhead, Surrey, KT22 9UA



- SEMI DETACHED HOUSE
- GARAGE & PARKING
- KITCHEN/DINER
- SPACIOUS LOUNGE
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM SUITE
- WESTERLY FACING REAR GARDEN
- WALKING DISTANCE TO SCHOOLS
- DOUBLE GLAZING
- CUL DE SAC

**1-3 Church Street, Leatherhead  
Surrey KT22 8DN  
01372 360078  
[leatherhead@patrickgardner.com](mailto:leatherhead@patrickgardner.com)  
[www.patrickgardner.com](http://www.patrickgardner.com)**

### The Property

A beautifully presented two bedroom semi detached house located in a quiet cul de sac position and with an attached garage to the side and additional parking on the driveway.

Modernised to an excellent standard, the property includes a spacious lounge with oak flooring and neat under stairs alcove. The open plan kitchen/diner has integrated appliances, space for table and door to the rear decking and garden.

On the first floor are 2 good size bedrooms and modern bathroom with white suite.

The property is also double glazed and has cavity wall insulation.

The garden measures approximately 25' x 22', features a timber decked area, lawn and a well screened outlook. There is a rear personal door to a single garage plus useful covered walkway to the front.

### 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.

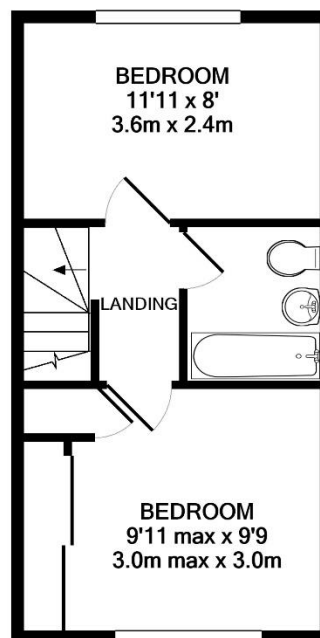
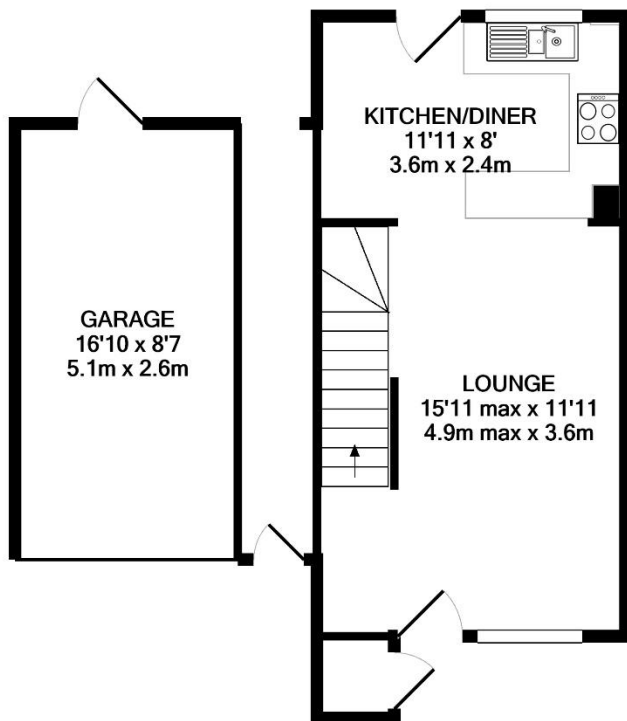
There are numerous private schools in the vicinity including Parkside Prep School at Stoke D'Abernon and St John's School (11+) in Leatherhead. The village shops offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including 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.







**TOTAL APPROX. FLOOR AREA 773 SQ.FT. (71.8 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021