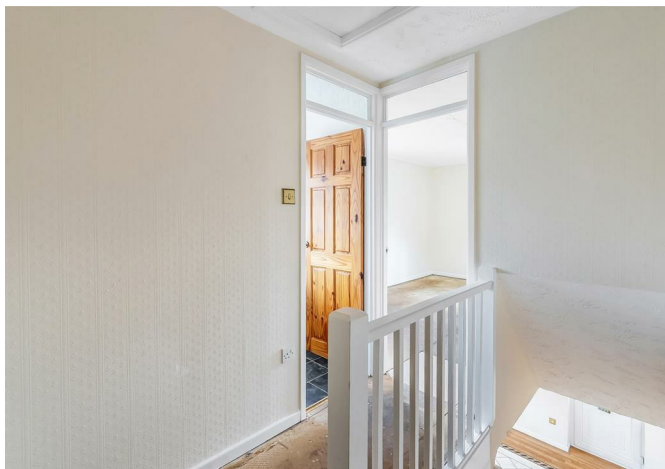




32 Bickney Way, Fetcham, Surrey, KT22 9QQ

Price Guide £325,000



- FREEHOLD HOUSE
- KITCHEN
- DOUBLE BEDROOM
- SOUTH WEST FACING GARDEN
- QUIET LOCATION
- SITTING/DINING ROOM
- PARKING
- BATHROOM
- IDEAL FIRST TIME BUY
- NO CHAIN

## Description

Set in an established and quiet residential cul-de-sac, this one bedroom freehold house is within walking distance of local schools and Fetcham village.

The bright accommodation comprises sitting/dining room with doors to the garden, fitted kitchen, good sized double aspect double bedroom with wardrobe and bathroom.

There is a lovely enclosed South West facing garden with gate to a private parking space. Conveniently for a purchaser there is no onward chain

|                         |          |
|-------------------------|----------|
| <b>Tenure</b>           | Freehold |
| <b>EPC</b>              | C        |
| <b>Council Tax Band</b> | C        |

## Situation

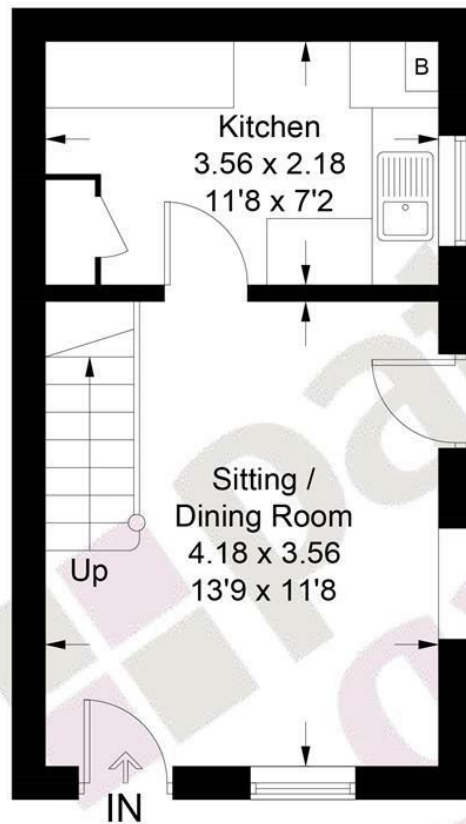
Fetcham Village has an OFSTED Outstanding Infants School and an OFSTED Good Middle School. For older children there is OFSTED Good Therfield in Leatherhead.

Fetcham village offer a good variety of outlets including a Sainsburys Local. Leatherhead offers a more comprehensive range of shops including the part covered Swan Centre, Theatre, Waitrose in Church Street and Nuffield Fitness Gym. The leisure centre is located on the edge of the town at Fetcham. Cobham and Leatherhead railway stations offer excellent services to Waterloo & Victoria. The M25 can be found on the Ashted side of L'head. Gatwick and Heathrow are within easy reach.

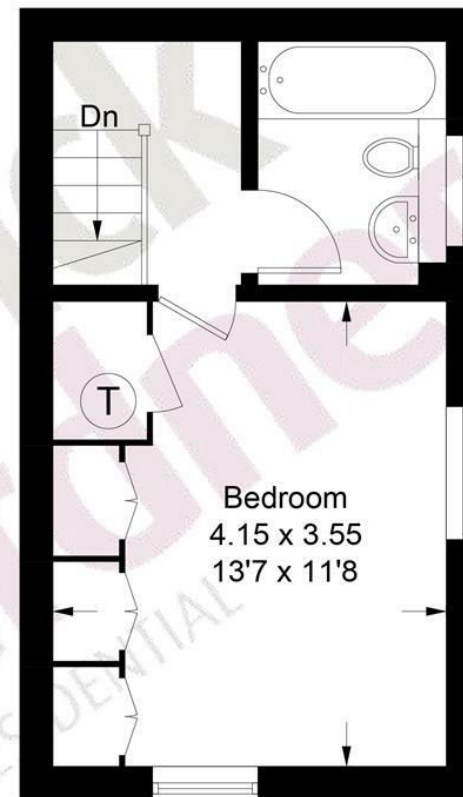
In the near vicinity there are 100's of acres of Green Belt countryside much of which is National Trust owned. Bocketts Farm, Polesden Lacey, Denbies Wine Estate and Norbury Park offer great outdoor family entertainment.



Approximate Gross Internal Area = 46.8 sq m / 504 sq ft



**Ground Floor**



**First 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. (ID1302386)  
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