10 Churchill Close, Fetcham, KT22 9EY

Price Guide £920,000

- MODERN DETACHED FAMILY HOUSE
- TWO RECEPTION ROOMS
- LOVELY REAR GARDEN
- TWO BATHROOMS
- QUIET RESIDENTIAL LOCATION
- FOUR BEDROOMS
- KITCHEN BREAKFAST ROOOM
- NO ONWARD CHAIN
- DRIVEWAY & GARAGE
- CLOSE TO SCHOOLS & STATION

Description

Offered with no onward chain, this beautifully presented four bedroom house is situated on this highly desirable estate whilst enjoying a lovely garden and quiet location.

Well proportioned throughout, the accommodation includes a spacious reception hall with cloakroom, 22'6 x 12'3 double aspect sitting room, dining room and modern kitchen breakfast room overlooking the rear gardens.

Upstairs, the principal bedroom has fitted wardrobes and en-suite bathroom, there are three further bedrooms (two with fitted wardrobes) and family bathroom.

Outside, the driveway with adjoining lawn provides off street parking and access to the integral single garage. A particular feature of the property is its wonderful landscaped rear garden incorporating patio with steps to the lawn, Octagonal greenhouse, gravel paths, raised sleeper beds, mature trees and a superb variety of specimen plants and flowers.

Tenure	Freehold
EPC	D
Council Tax Band	G

Situation

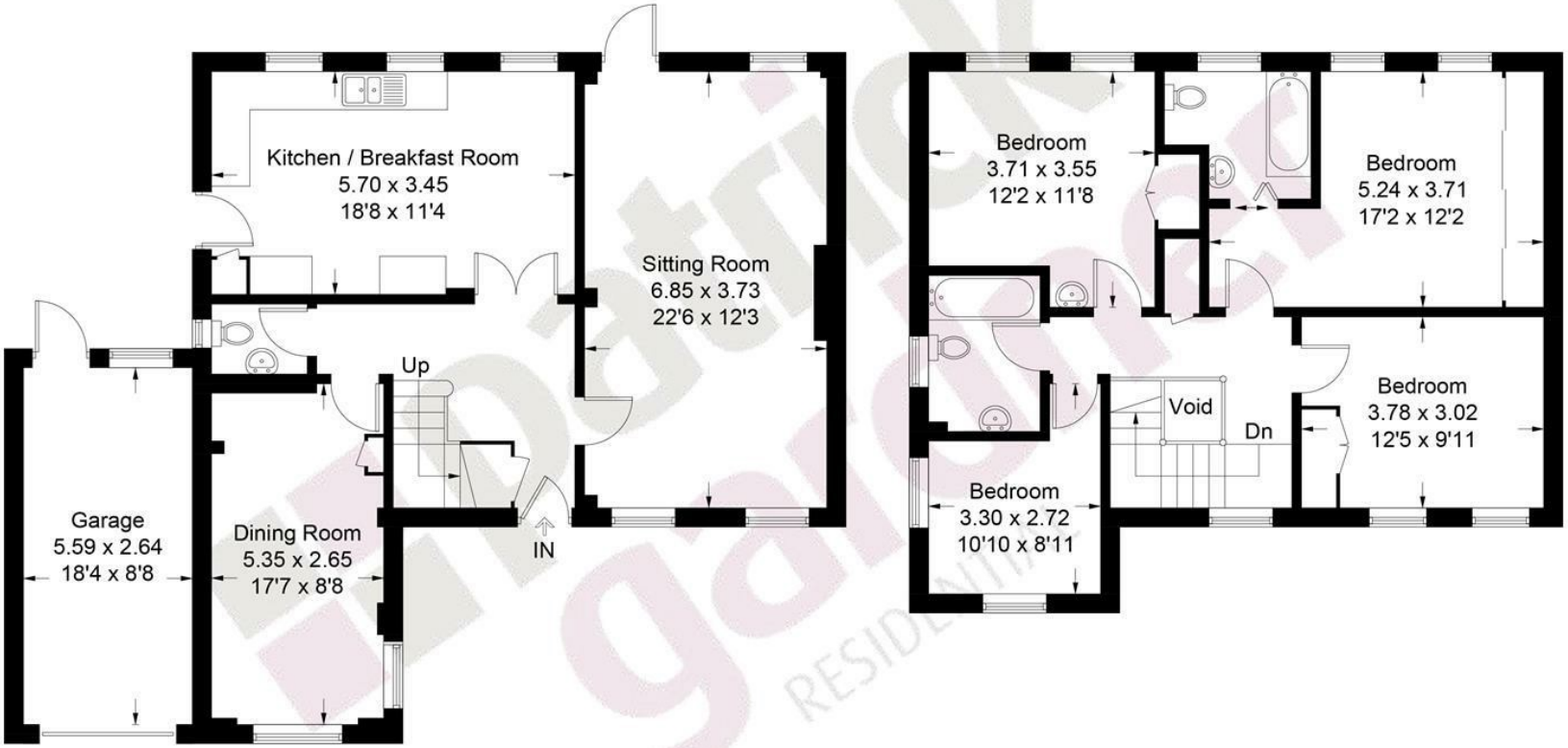
Fetcham Village is fortunate to have an OFSTED Outstanding Infants School and an OFSTED Good Middle School. For older children there is OFSTED Good Therfield in Leatherhead. There are numerous private schools in the vicinity including Parkside Prep School at Stoke D'Abernon and St John's School (11+) 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 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 Ashtead 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, Denbies Wine Estate and Norbury Park offer great family days out.

Approximate Gross Internal Area = 144.9 sq m / 1560 sq ft
Garage = 15.0 sq m / 161 sq ft
Total = 159.9 sq m / 1721 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. (ID1312274)

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