



103 Nutcroft Grove, Fetcham, Surrey, KT22 9LD

Price Guide £600,000



- SEMI-DETACHED CHALET BUNGALOW
- 3-4 BEDROOMS
- GROUND FLOOR BATHROOM
- DOUBLE GLAZING & GAS HEATING
- SCOPE TO EXTEND

- ENTRANCE HALL
- MODERN KITCHEN
- GARAGE & OFF ROAD PARKING
- 160' DEEP REAR GARDEN
- POPULAR RESIDENTIAL AREA

Description

This 3-4 bedroom semi-detached chalet bungalow, presented in good order, enjoys an established residential location with the benefit of a large 160' deep x 36' wide south easterly facing rear garden. The 36' wide plot provides scope, subject to planning, to extend to both the side, to the rear and to the first floor of the property.

In the same ownership for the last 30 years, the accommodation includes a spacious entrance hall, a living room and separate dining room/4th bedroom, a sun room with attractive oriel bay window, a good sized kitchen, family bathroom and Bedroom 1 with wide semi-circular bay window.

An easy rising staircase leads from the entrance hall to a first floor landing off which is a double and a separate single bedroom.

The front garden is hard landscaped for ease of maintenance and there is off road parking to the front of the detached single garage which has an electric remote controlled up and over door. The rear garden is well maintained being mainly lawned with small shingled patio and mature boundary hedging. Garden store/shed.

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 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.

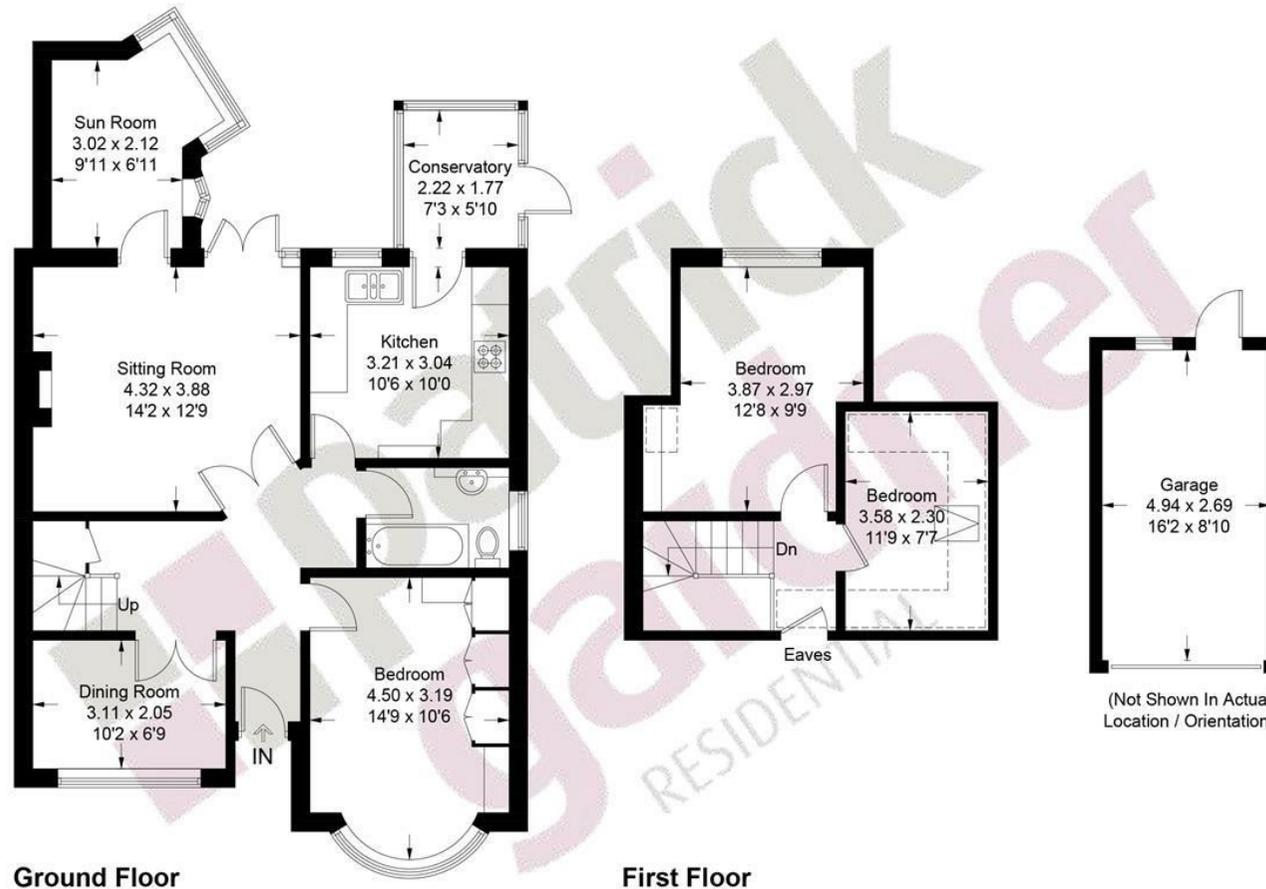
Cobham and Leatherhead main line railway stations offer excellent services to Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow Airports are within easy reach.

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 Lacey provide for great family outdoor entertainment.



 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 102.2 sq m / 1100 sq ft
Garage = 13.4 sq m / 144 sq ft
Total = 115.6 sq m / 1244 sq ft



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. (ID1279376)

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