



49 Copperfields, Fetcham, Leatherhead, KT22 9PA

Price Guide £295,000



- SEMI-DETACHED HOUSE
- 569 SQ.FT.INC.STUDY
- FITTED KITCHEN
- GOOD SIZED GARDEN
- CUL-DE-SAC
- ONE BEDROOM
- DRIVEWAY PARKING
- MODERN BATHROOM
- OPEN SITTING/DINING ROOM
- NO CHAIN

Description

This delightful semi-detached house is situated at the head of a popular residential cul-de-sac whilst enjoying a good sized garden and driveway parking.

Offered with no onward chain, on the ground floor the accommodation comprises a sitting/dining room with bay window and fitted kitchen with useful under stairs cupboard and door to the garden. Upstairs there is a good sized 13'7 x 11'8 double bedroom with cupboard and fitted wardrobes and modern bathroom.

Outside, there is off street driveway parking for two cars, gated side access leads to a lovely rear garden with shaped lawns, path to garden summerhouse, garden cabin/study and patio.

Tenure	Freehold
EPC	C
Council Tax Band	D

Situation

Fetcham Village is fortunate to have an OFSTED 'Outstanding' Infants School and an OFSTED 'Good' Middle School. For older children there is Therfield in Leatherhead which is OFSTED 'Good'. There are private schools in the vicinity including Parkside School at Stoke D'Abernon and St John's School (11+) in Leatherhead.

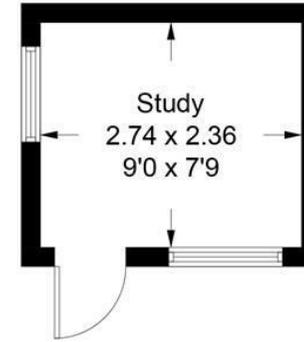
The village shops offer a good variety of outlets including a Sainsburys Local and Boots. Leatherhead town offers a more comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose and Nuffield Fitness Gym in The Crescent. The public leisure centre is located on the 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.

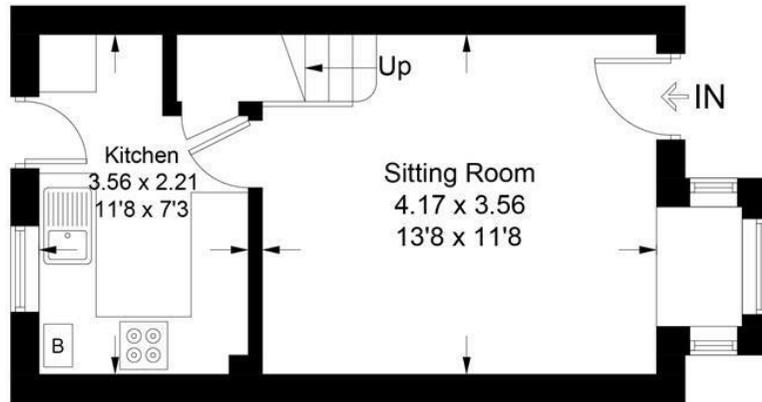
The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand. Polden Lacey, Denbies Wine Estate and Bocketts Farm are on the doorstep and provide excellent outdoor family entertainment.



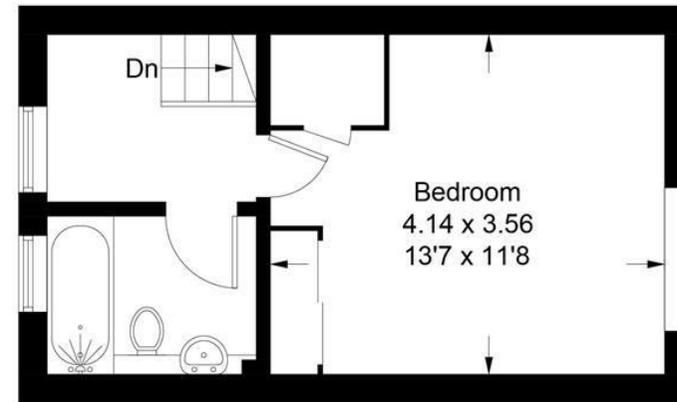
Approximate Gross Internal Area = 46.4 sq m / 499 sq ft
Study = 6.5 sq m / 70 sq ft
Total = 52.9 sq m / 569 sq ft



(Not Shown In Actual
Location / Orientation)



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. (ID1231475)

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