



**patrick
gardner**
RESIDENTIAL

21 The Green, Fetcham, KT22 9XE

Price Guide £854,950



- LOVELY DETACHED FAMILY HOME
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- LOVELY REAR GARDEN
- RECEPTION HALL & CLOAKROOM
- 2033 SQ.FT. INCL. GGE
- KITCHEN/BREAKFAST ROOM
- TWO BATHROOMS
- DOUBLE GARAGE
- VENDOR SUITED

Description

This beautifully appointed detached home is set in a quiet and established residential cul-de-sac whilst enjoying beautifully maintained gardens and large detached garage.

The ground floor accommodation includes a spacious reception hall with cloakroom, kitchen/breakfast room with separate utility room, dining room and delightful 21'7 x 13'9 double aspect sitting room with doors to a lovely conservatory overlooking the gardens. Upstairs, the principal bedroom has range of fitted wardrobes and ensuite bathroom, there are three further good sized bedrooms (each with fitted wardrobes) and family shower room.

Outside, there is a driveway with off street parking and large garage with rear personal door to a landscaped rear garden featuring good sized terraced and shaped lawn bordered with mature trees and hedging.

N.B. The communal greens are maintained by a resident owned estate company (Keswick Gardens Residents Association) for which there is an annual charge - presently £90. p.a.

Tenure	Freehold
EPC	C
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 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.

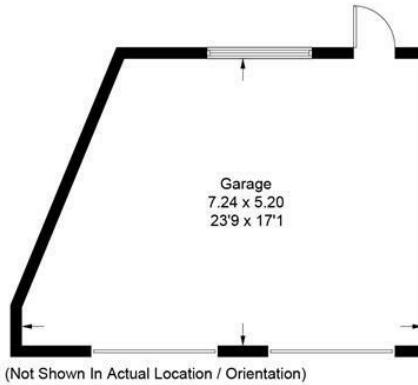
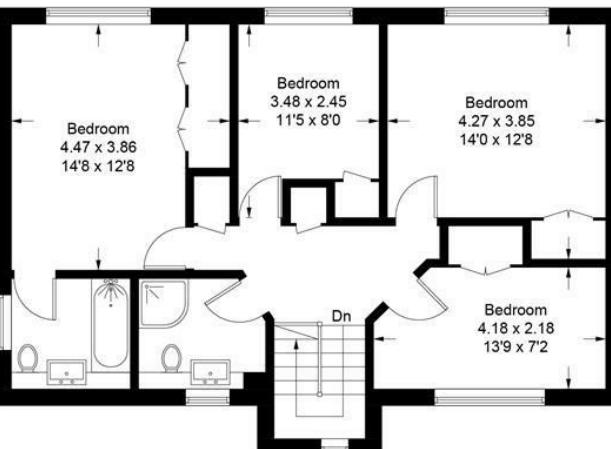
Cobham and Leatherhead main line railway stations offer excellent services to London Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashtead side of Leatherhead. Gatwick and Heathrow International Airports are within easy reach.

The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand.



= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 155.4 sq m / 1673 sq ft
Garage = 33.5 sq m / 360 sq ft
Total = 188.9 sq m / 2033 sq ft



Garage
7.24 x 5.20
23'9 x 17'1

(Not Shown In Actual Location / Orientation)

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. (ID1229209)

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