



12 Warrene Road, Fetcham, Surrey, KT22 9UQ

Price Guide £499,950



- 1930's END TERRACE HOUSE
- 2 RECEPTIONS
- SUPERB FITTED KITCHEN
- NEW GAS BOILER
- OFF ROAD PARKING SPACE

- 2 BEDROOMS
- BI FOLD DOORS TO THE REAR
- MODERN BATHROOM
- WESTERLY FACING GARDEN GARDEN
- DOUBLE GARAGE

Description

An attractive 1930's end of terrace house offering superbly modernised and extended accommodation, large westerly facing rear garden with double garage to the rear and gravelled off road parking space to the front for 2 cars.

The hall leads to the lounge which features an exposed brick fireplace, superb fitted kitchen with white cabinets and worktops and through to a bright rear reception room with skylights and high quality bifold doors which feature internal blinds.

On the first floor there are 2 bedrooms and tiled bathroom with period style white suite. There is double glazing throughout and a brand new gas central heating boiler.

The rear garden is beautifully landscaped with large patio area and lawn and leads to the garage.

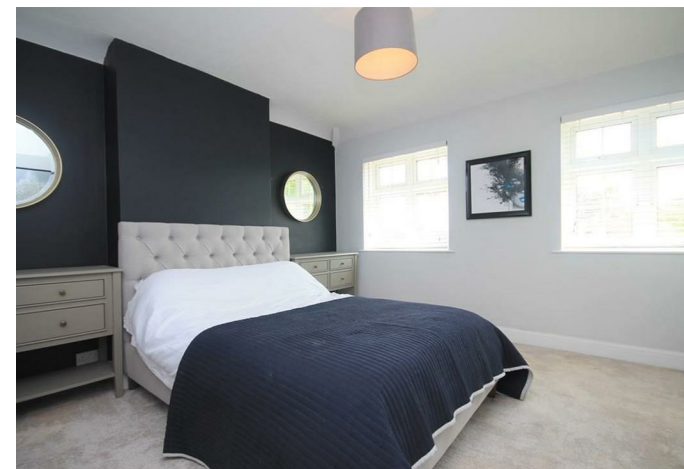
Situation

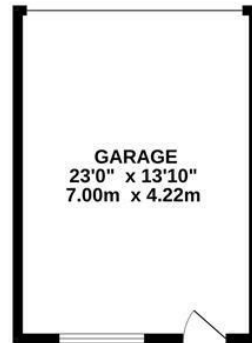
Fetcham Village is fortunate to have an OFSTED Outstanding Infants School and an OFSTED Good Middle School. For older children there is OFSTED Good Therfield in Leatherhead. There are numerous private schools in the vicinity including Parkside Prep School at Stoke D'Abernon and St John's School (11+)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

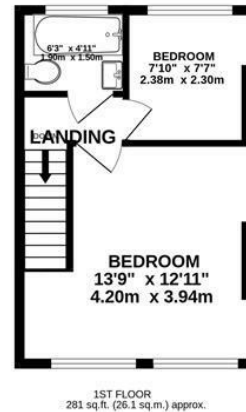
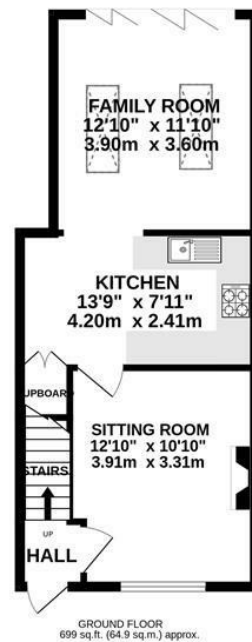
Cobham and Leatherhead main line railway stations offer excellent services to London Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow International Airports are within easy reach.

Tenure	Freehold
EPC	D
Council Tax Band	D





TOTAL FLOOR AREA : 980 sq.ft. (91.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2024



1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 **Email:** leatherhead@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

