



Pound Crescent, Fetcham, Leatherhead, Surrey KT22 9JW

£535,000 Freehold

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- SEMI-DETACHED HOME
- ENTRANCE HALL
- OPEN PLAN/KITCHEN DINING ROOM
- SITTING ROOM WITH OPEN FIREPLACE
- SPACIOUS CONSERVATORY
- DETACHED LAUNDRY ROOM INCORPORATING W.C.
- 3 BEDROOMS
- FAMILY BATHROOM
- SOUTHERLY FACING REAR GARDEN
- OFF ROAD PARKING FOR 2 CARS

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

The Property

This very well presented semi-detached home enjoys a lovely southerly facing rear garden whilst to the front there is off road parking for two cars.

Internally, new colours make for a light and airy property which has been much improved by the present owners. Double glazed throughout with gas fired heating via a combi boiler, the entrance hall and kitchen/dining room feature ceramic tiled floors with electric underfloor heating extending from the kitchen/dining room through to the spacious conservatory. The sitting room, located at the front of the property features an open fireplace with oak overmantel. A tasteful Wren kitchen was fitted in June this year and features a Samsung under worktop oven and separate induction hob. Externally, there is a detached brick built store which has been converted into a laundry room with useful outside w.c.

On the first floor there are 3 bedrooms and a recently refitted family bathroom.

Internal inspection highly recommended.

EPC **D** & 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 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 Sainsbury's 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.

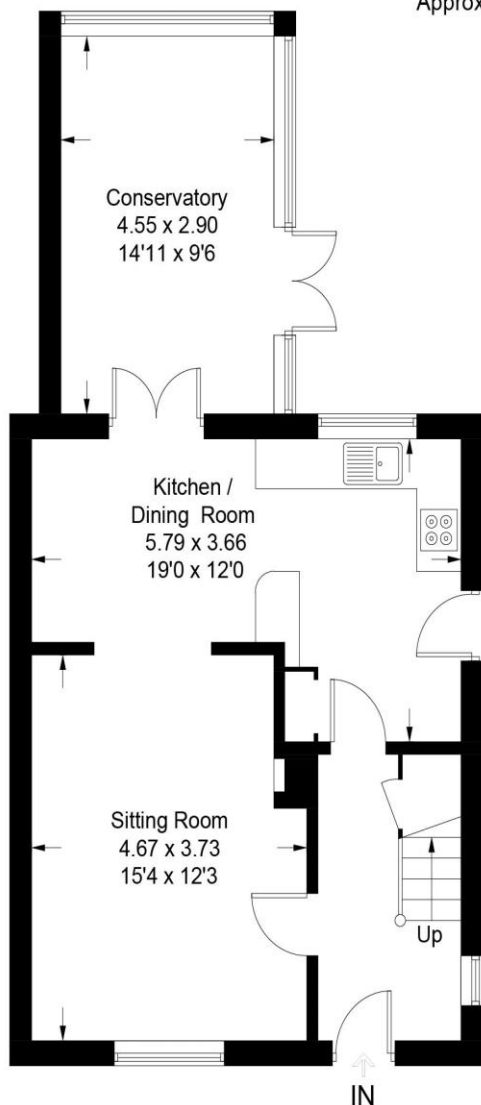
Cobham and Leatherhead main line railway stations offer excellent services to London Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow International Airports are within easy reach.

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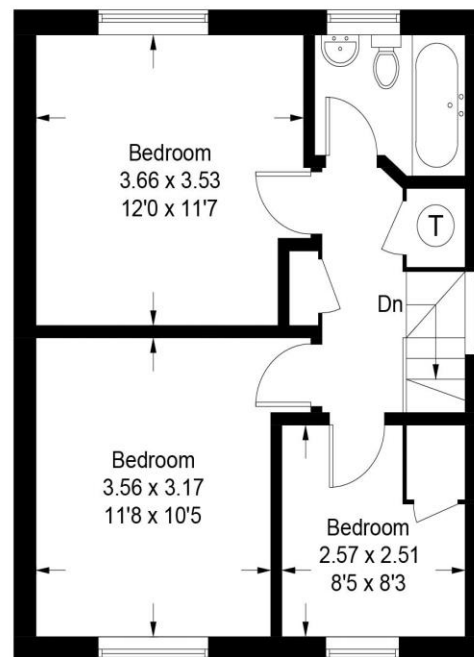




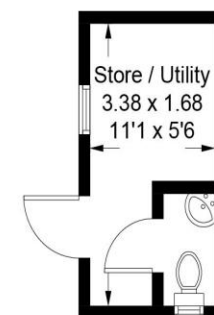
Approximate Gross Internal Area = 99.3 sq m / 1069 sq ft
 Store / Utility = 5.8 sq m / 62 sq ft
 Total = 105.1 sq m / 1131 sq ft



Ground Floor



First Floor



(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. (ID880403)