



4 Hilley Field Lane, Surrey, KT22 9UX

Price Guide £790,000



- EXTENSIVELY REFURBISHED

- SEMI DETACHED HOUSE

- LARGE SUNNY GARDEN

- 2 EN SUITES & FAMILY BATHROOM

- UNDERFLOOR HEATING

- EXTENDED IN 2016

- PRIVATE DRIVEWAY

- 4 DOUBLE BEDROOMS

- SITTING ROOM/HOME GYM

- CLOSE TO FETCHAM VILLAGE

Description

Built in the 1950s and extended in 2016, this refurbished 4 bedroom semi detached house in Fetcham offers the perfect opportunity for families who need lots of space and proximity to good schools and amenities.

The accommodation comprises of a welcoming entrance hall that provides useful space for shoes and coats, a large sitting room (18'2 x 10'10) that's currently used as a home gym, family snug room with log burner and bay window, fantastic open-plan kitchen/dining/living room (28'3 x 23'0) with underfloor heating, kitchen island and fully integrated appliances.

Upstairs, there is a spacious landing with four double bedrooms with two ensembles and a family bathroom.

Outside, the garden is mainly laid to lawn and there is a sizeable patio/BBQ area. The back of the garden features a pergola and fixed wooden shed. The private driveway provides parking for 2/3 cars.

Tenure	Freehold
EPC	C
Council Tax	E



Situation

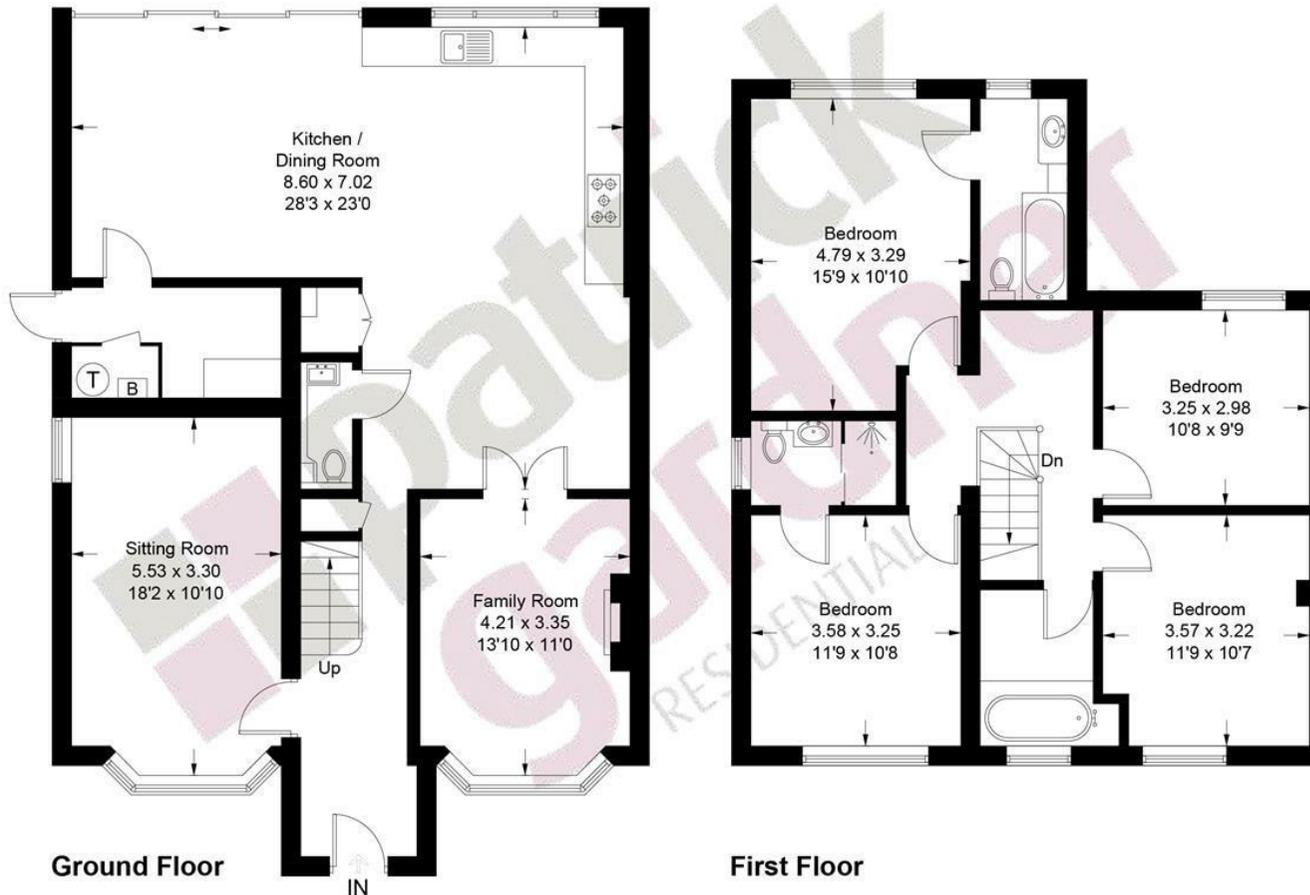
Fetcham Village is fortunate to have an OFSTED Outstanding Infants School and an OFSTED Good Middle School. For older children there is OFSTED Good Therfield in Leatherhead. There are numerous private schools in the vicinity including Parkside Prep School at Stoke D'Abernon and St John's School (11+)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

The village shops offer a good variety of outlets including a Sainsburys Local and Boots, Leatherhead town offers a more comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose and Nuffield Health Fitness Gym. 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 provides easy access to Gatwick and Heathrow.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. On the doorstep are Polesden Lacey, Bocketts farm and Epsom Downs where the famous Derby is held.

Approximate Gross Internal Area = 175.3 sq m / 1887 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. (ID1280995)

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

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