



38 Warenne Road, Fetcham, Leatherhead, KT22 9UQ

Price Guide £625,000

**patrick
gardner**
RESIDENTIAL



- EXTENDED SEMI-DETACHED BUNGALOW
- KITCHEN
- MODERN SHOWER ROOM
- AMPLE OFF STREET PARKING
- 100' WEST FACING GARDEN
- THREE BEDROOMS
- SUPERB SITTING/DINING ROOM
- SHORT WALK TO VILLAGE
- GARAGE
- NO CHAIN

Description

This beautifully appointed 1930's semi-detached bungalow has been extended to create 944 sq.ft. (+ single garage and summerhouse) of modern accommodation whilst set on a mature Westerly facing plot just a short walk from Fetcham village.

A good sized reception hall gives way to two double bedrooms each with fitted wardrobes, study/bedroom 3, fitted kitchen, modern shower room and superb 19'2 x 15'3 sitting/dining room with double doors to the garden.

Outside, there is a gravel driveway providing off street parking and access to a single garage. A rear personal door from the garage leads to a lovely 100' garden featuring an extensive terrace with steps to the lawn with adjoining brick path to the rear garden and summerhouse.

Conveniently for a purchase there is no onward chain.

Tenure

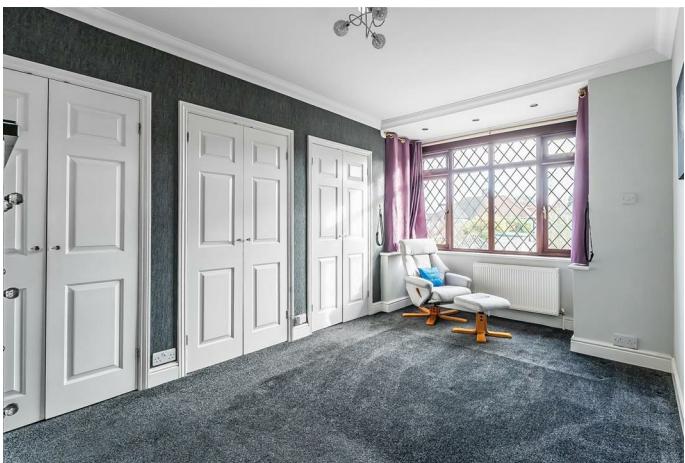
Freehold

EPC

C

Council Tax Band

D



Situation

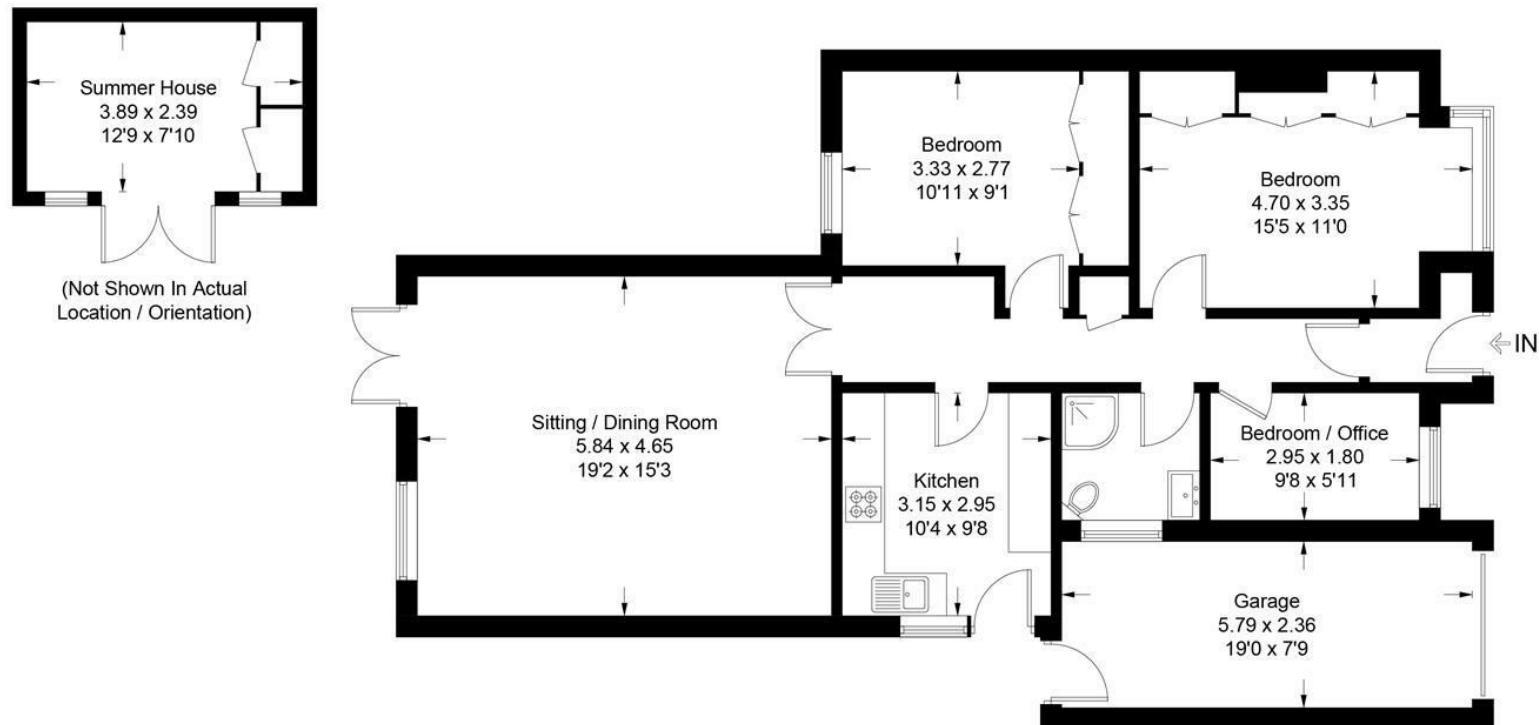
Fetcham Village is fortunate to have an OFSTED Outstanding Infants School and an OFSTED Good Middle School. For older children there is OFSTED Good Therfield in Leatherhead. There are numerous private schools in the vicinity including Parkside Prep School at Stoke D'Abernon and St John's School (11+) 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 Swan Shopping Centre, theatre, Waitrose 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 Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashtead side of Leatherhead. Gatwick and Heathrow 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. Bocketts Farm, Polesden Lacey, Denbies Wine Estate and Norbury Park offer great family days out.

Approximate Gross Internal Area = 87.7 sq m / 944 sq ft
Summer House / Garage = 23.1 sq m / 249 sq ft
Total = 110.8 sq m / 1193 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. (ID1257178)

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