



136A Cobham Road, Fetcham, KT22 9JS

Price Guide £595,000



- DETACHED BUNGALOW
- TWO BATHROOMS
- KITCHEN BREAKFAST ROOM
- OFF STREET PARKING
- WELL MAINTAINED GARDENS
- THREE BEDROOMS
- SITTING/DINING ROOM
- PATIO SEATING AREA
- GARAGE
- SHORT WALK TO VILLAGE & SCHOOLS

Description

This lovely detached bungalow offers just under 1050 sq.ft of accommodation whilst ideally positioned within walking distance of both Fetcham Village and Leatherhead town centre.

The accommodation comprises of a kitchen breakfast room, large sitting room (22'10 x 15'2) with views of the front garden, principal bedroom with ensuite shower room and built in wardrobes, double bedroom also with built in wardrobes, single bedroom and a family bathroom.

Outside there is a driveway leading to a garage, well kept front and rear gardens, patio seating area, greenhouse and vegetable patch.

Tenure	Freehold
EPC	E
Council Tax Band	F

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 Ashted 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 and Norbury Park offer great family days out.



Approximate Gross Internal Area = 96.9 sq m / 1043 sq ft
 Garage = 14.3 sq m / 154 sq ft
 Total = 111.2 sq m / 1197 sq ft



Ground Floor

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. (ID1203602)

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.

