



2a Warrene Road, Fetcham, Surrey, KT22 9UQ

Price Guide £599,950





- DETACHED BUNGALOW
- LIVING ROOM
- 2 BEDROOMS (COULD BE 3 BEDROOMS)
- DOUBLE GLAZING & GAS FIRED HEATING
- BRICK PAVED REAR GARDEN
- ENTRANCE HALL
- KITCHEN
- FAMILY BATHROOM
- DETACHED DOUBLE GARAGE
- NO ONWARD CHAIN.



## Description

This detached bungalow, built we believe in 1982, is set on a corner plot just a short walk from the village shops and bus stop on Cock Lane.

The accommodation extends to just under 950.sq.ft. overall plus an detached double garage and now offers a prospective new owner the opportunity to update and internally remodel, if desired.

Presently, the accommodation is laid out to provide an entrance hall, a living room with open fireplace with French doors out to the rear, a fitted kitchen which includes modern integrated appliances and adjoining utility room. There are two double bedrooms, one of which has an ensuite dressing room; with the accommodation served by a family bathroom.

If desired, in our opinion, it would be possible to reconfigure the accommodation layout to provide for a 3rd bedroom.

The rear garden is bricked paved for easy maintenance whilst the front garden is lawned with well stocked flower/shrub borders. In addition there is an detached garage (accessed from Cock Lane) with hardstanding for 2 cars or more to it's front.



## 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

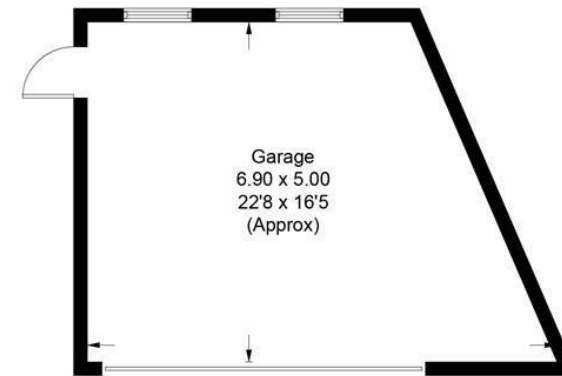
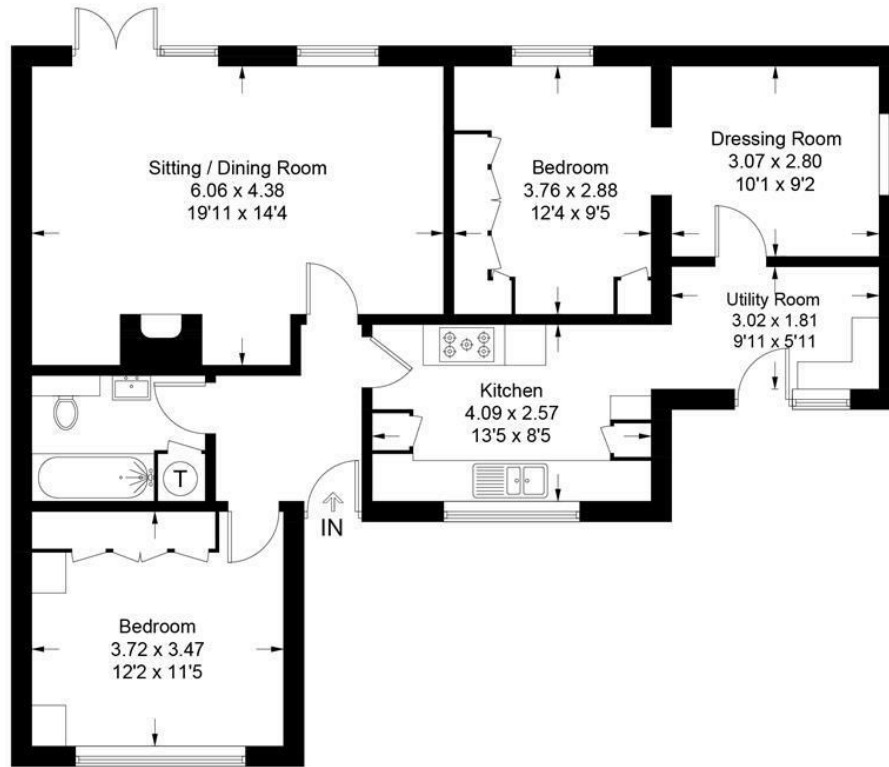
### EPC

D

### Council Tax Band

E

Approximate Gross Internal Area = 88.0 sq m / 947 sq ft  
 Garage = 29.1 sq m / 313 sq ft  
 Total = 117.1 sq m / 1260 sq ft



(Not Shown In Actual Location / Orientation)

## First 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. (ID1213263)

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