



 **patrick  
gardner**  
RESIDENTIAL

89 Cobham Road, Fetcham, Surrey, KT22 9HX

Price Guide £625,000





- DETACHED BUNGALOW
- SECLUDED OUTLOOK
- 3 BEDROOMS
- SMALL UTILITY AND CLOAKROOM
- HUGE POTENTIAL TO EXTEND
- 120' REAR GARDEN WITH SW ASPECT
- AMPLE PARKING TO THE FRONT
- KITCHEN WITH VAULTED CEILING
- 20' DETACHED GARAGE
- WALKING DISTANCE OF LOCAL SHOPS



## Description

A 1930's detached bungalow set on a large plot with very attractive gardens including approximately 120' to the rear which offers a high degree of seclusion and a south-west aspect.

There is ample parking to the front and a long driveway to the side to a detached brick garage.

The accommodation includes hall, lounge/dining room, kitchen with vaulted ceiling, 3 bedrooms, bathroom, small utility area with WC and steps to a useful loft space.

With tremendous potential, the property could be extended to the rear and on the first floor to create a substantial family home, subject to planning permission.

## Situation

Fetcham has an OFSTED Outstanding Infants School and an OFSTED Good Middle School. For older children there is OFSTED Good Therfield in Leatherhead. Private schools include 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 more comprehensive facilities including the partly covered Swan Shopping Centre, theatre, Waitrose Local and Nuffield Health Fitness Gym. The public leisure centre is at Fetcham Grove.

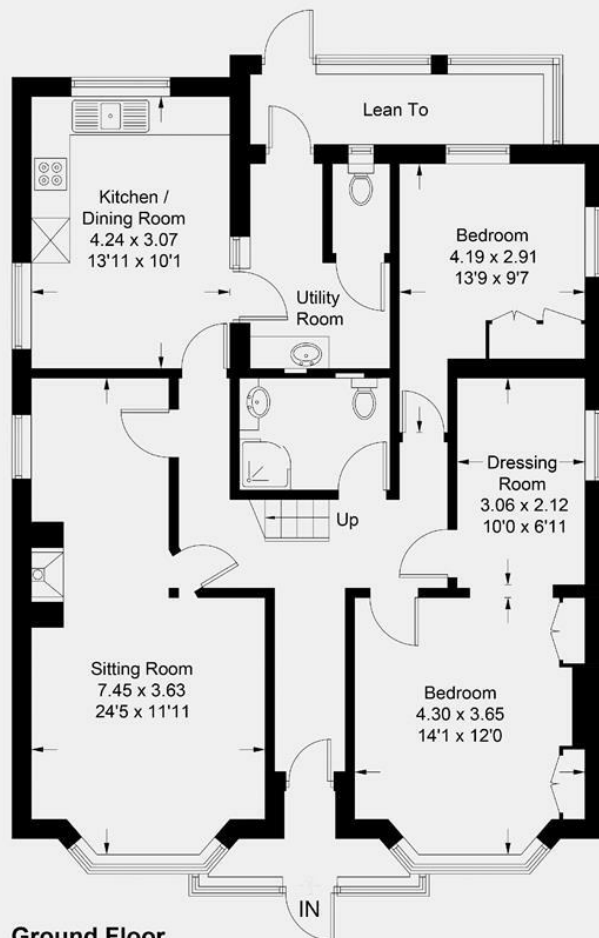
Cobham and Leatherhead main line railway stations offer excellent services to London Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow International Airports are within easy reach.

<b>Tenure</b>	Freehold
<b>EPC</b>	F
<b>Council Tax Band</b>	F

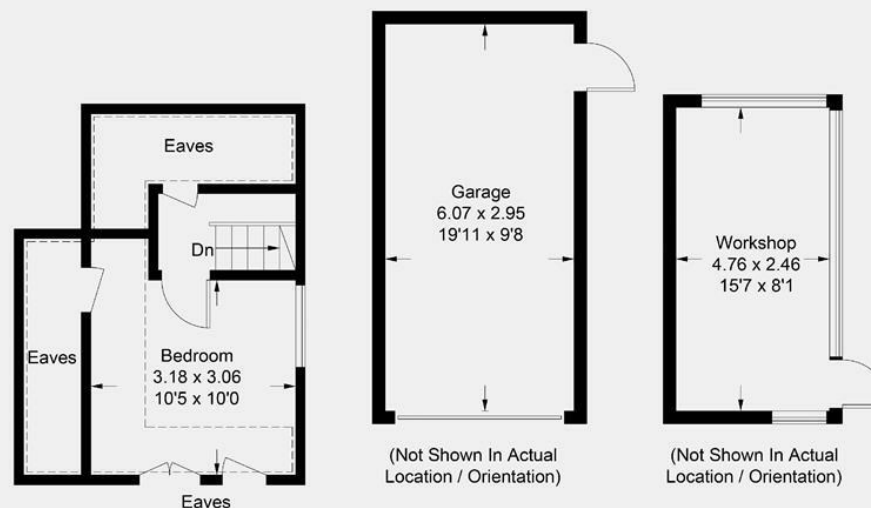


 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 117.3 sq m / 1263 sq ft  
(Excluding Eaves)  
Garage / Workshop = 29.2 sq m / 314 sq ft  
Total = 146.5 sq m / 1577 sq ft



**Ground Floor**



**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. (ID786755)  
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