



**patrick
gardner**
RESIDENTIAL

54 Hazel Way, Fetcham, KT22 9QD

Price Guide £750,000



- EXTENDED SEMI-DETACHED HOUSE
- KITCHEN/DINING ROOM
- STUDY
- HALF GARAGE & PARKING
- QUIET ROAD
- FOUR DOUBLE BEDROOMS
- 23' SITTING ROOM
- CONSERVATORY
- LARGE GARDEN
- CLOSE TO VILLAGE AND SCHOOLS

Description

This extended four bedroom semi-detached house offers 1674 sq.ft.incl.gge of bright and spacious accommodation whilst situated on this quiet residential road within a short walk of local schools.

On the ground floor the accommodation comprises entrance hall with piano area, study, lovely 23'7 x 10'11 sitting room with fireplace and bay window, conservatory and kitchen/dining room with views over the garden. From the kitchen, a door leads to an inner hall with door to the cloakroom, large utility room and good sized store/half garage.

Upstairs, the landing provides further study space, three double bedrooms, family bathroom and principle bedroom with ensuite bathroom.

Outside, there is a driveway with brick edging and shaped lawn, gated side access leads to a large garden comprising a patio with retaining wall and lawn with path to vegetable garden and shed.

Tenure	Freehold
EPC	C
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.

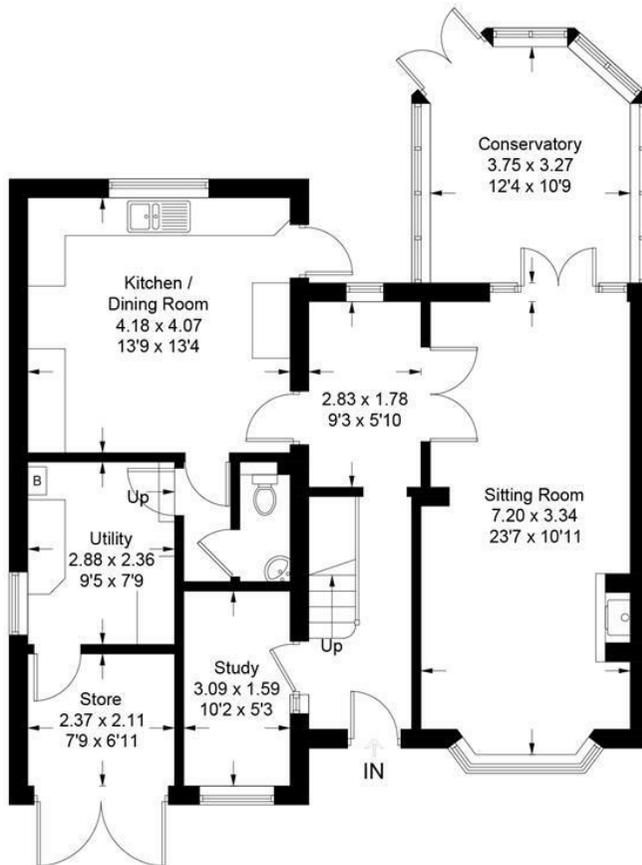
The village shops offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is 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.

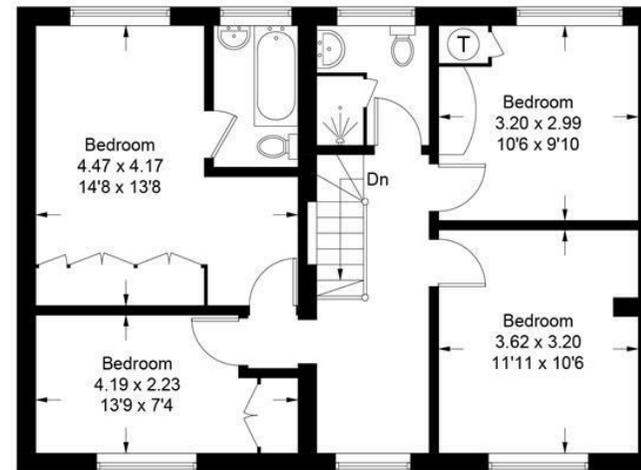
The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand. Bocketts Farm, Polesden Lacey and Norbury Park offer great family days out.



Approximate Gross Internal Area = 155.5 sq m / 1674 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. (ID1060503)

www.bagshawandhardy.com © 2024

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.

