



20 Lodge Close, Fetcham, Leatherhead, Surrey, KT22 9QZ

Price Guide £625,000



- THREE BEDROOM HOUSE
- OPEN PLAN SITTING ROOM
- SNUG/UTILITY ROOM
- LARGE FAMILY BATHROOM
- CLOSE TO SCHOOLS & VILLAGE

- JUST UNDER 1300 SQ FT
- STYLISH KITCHEN
- CONSERVATORY/DINING ROOM
- GARAGE + OUTBUILDINGS
- NO CHAIN

Description

Offered with no onward chain, this beautifully presented three bedroom family house offers just over 1300 sq.ft. of stylish accommodation whilst set in a residential cul-de-sac just a short walk from local schools and village.

The accommodation comprises a hall with cloakroom, superb 18'9 x 15'10 open plan Sitting Room, well appointed kitchen breakfast room with range oven and integrated appliances and conservatory/dining room with return double doors to a spacious 16'6 x 11'3 utility/snug room.

Upstairs, there are two large double bedrooms, good sized single and splendid family bathroom with separate shower and bath.

Outside, to the front there is a private driveway with off street parking for two cars and further shared drive (to left hand side of property) leading to a single garage. The landscaped rear garden has two patio areas, shaped lawns, retaining walls and covered 'hot tub' area. There is a large timber store to rear of the garden and further single store to the right hand side of the house. There is gated access from the garden to the garage.



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.

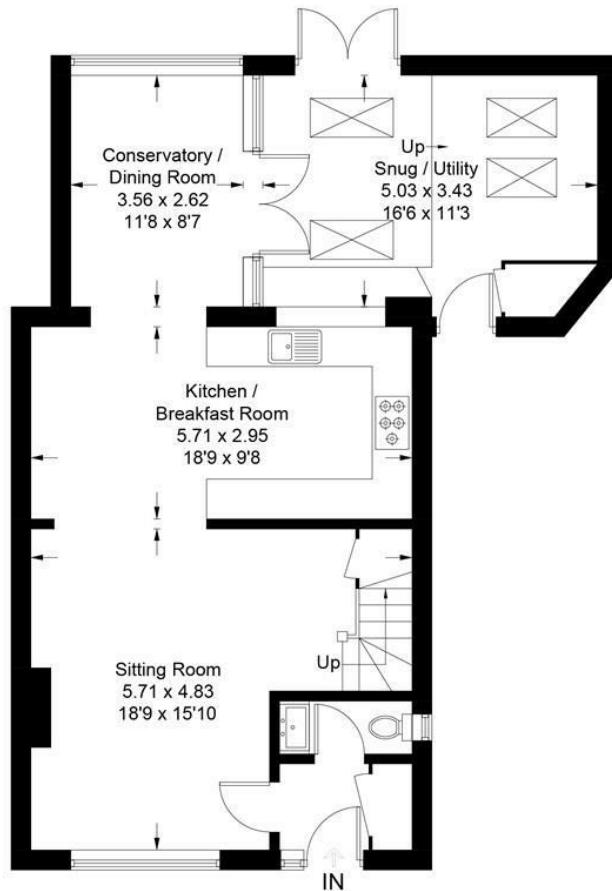
The village shops offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the partly covered Swan Shopping Centre, theatre, Waitrose Local in Church Street and Nuffield Health Fitness Gym in The Crescent. The public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

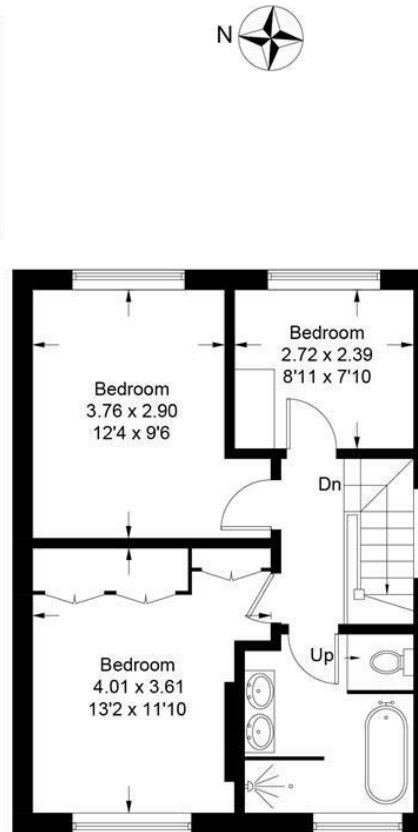
The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand.

Tenure	Freehold
EPC	D
Council Tax Band	D

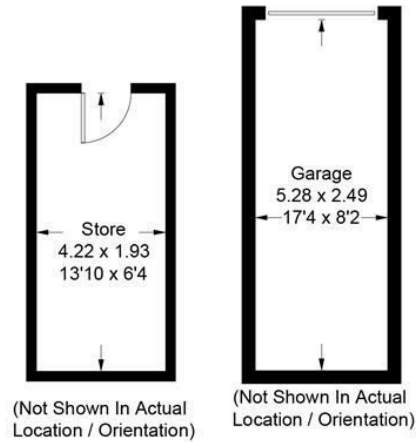
Approximate Gross Internal Area = 120.9 sq m / 1301 sq ft
 Garage / Store = 44.5 sq m / 479 sq ft
 Total = 165.4 sq m / 1780 sq ft



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. (ID918599)
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1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 **Email:** leatherhead@patrickgardner.com
www.patrickgardner.com

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