



102 Hilley Field Lane, Fetcham, Leatherhead, Surrey, KT22 9UU

Price Guide £549,950





- SEMI DETACHED HOUSE
- 23'6" SITTING/DINING ROOM
- END OF CHAIN
- CLOSE TO LOCAL SCHOOLS
- MODERNISATION REQUIRED

- THREE BEDROOMS
- GARAGE + OFF STREET PARKING
- POTENTIAL TO EXTEND (STTP)
- CUL DE SAC POSITION
- NORTH WEST FACING GARDEN



## Description

A great opportunity to purchase a semi detached house requiring modernisation and set on a wide plot which offers tremendous potential to extend to the side (STTP)

Set in a popular residential cul-de-sac, the accommodation includes three bedrooms, spacious lounge/dining room, kitchen and bathroom.

Outside, to the front there is off street parking and detached garage, the rear garden has a patio and lawn and screened with mature hedging.

Conveniently for a purchaser there is no onward chain

<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	E

## 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.

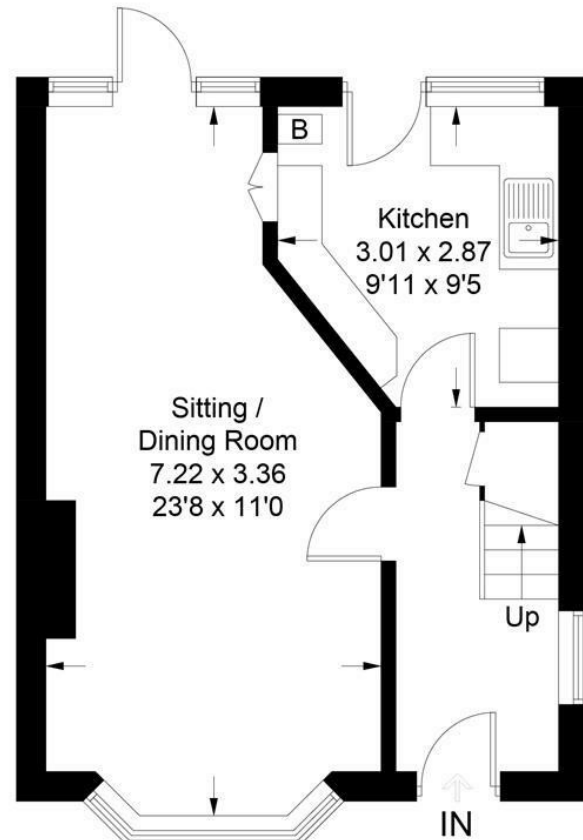
The village shops offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the partly covered Swan Shopping Centre, theatre, Waitrose Local in Church Street and Nuffield Health Fitness Gym in The Crescent. The public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

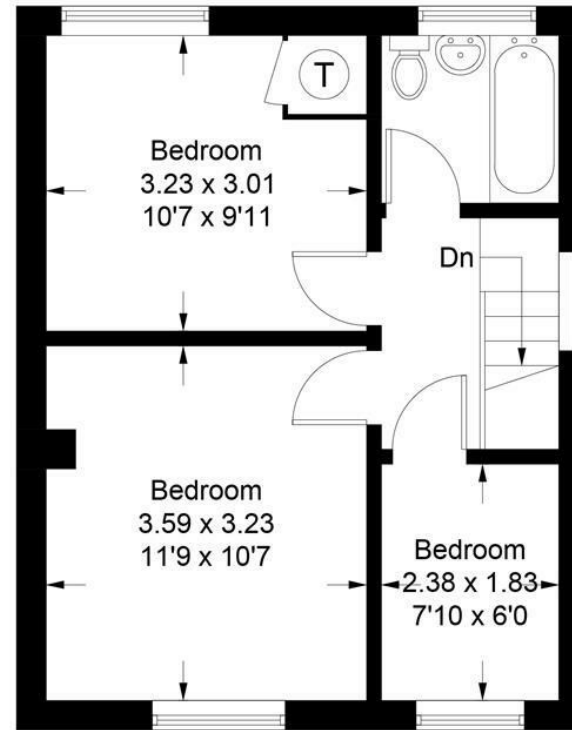
The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand.



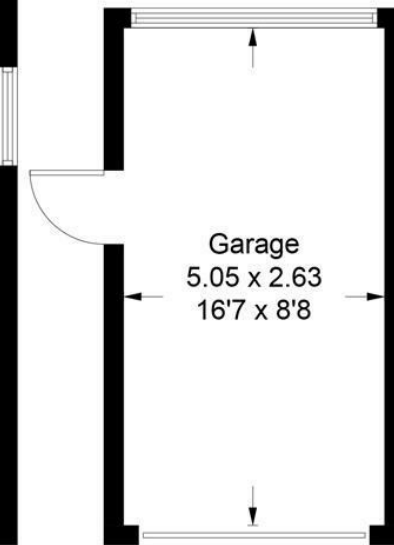
Approximate Gross Internal Area = 71.5 sq m / 770 sq ft  
 Garage = 13.3 sq m / 143 sq ft  
 Total = 84.8 sq m / 913 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

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.

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