



57 Warrene Road, Fetcham, Surrey, KT22 9TX

Price Guide £725,000



- EXTENDED SEMI-DETACHED HOME
- THREE DOUBLE BEDROOMS
- SYLISH THROUGHOUT
- SEPARATE UTILITY ROOM
- APPROX. 100' REAR GARDEN
- 1427 SQ.FT.INCL.GGE
- TWO BATHROOMS
- SUPERB KITCHEN/DINING/SITTING ROOM
- AMPLE OFF STREET PARKING
- NO CHAIN

Description

This stylish 1930's semi-detached home has been extended to create a modern and light accommodation throughout whilst enjoying a 100' garden and within walking distance of local schools and Fetcham Village.

Offered with no chain, the ground floor includes a spacious vaulted reception hall, large principal bedroom with range of wardrobes, modern bathroom and superb 31'3 x 18'10 open plan kitchen/dining/sitting room. The beautifully appointed kitchen features a island with breakfast bar and adjoining utility room whilst the dining/sitting room has an oak floor, log burning stove and bi-folding doors to the rear garden.

Upstairs, a good sized landing gives way to two double bedroom and modern family shower room.

Outside, there is ample off street parking, gated side access leads to a detached single garage. The rear garden incorporates a extensive terrace, good sized lawn with central path to a play area and greenhouse.

Tenure	Freehold
EPC	C
Council Tax Band	D

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 = 121.5 sq m / 1308 sq ft
 Garage = 11.1 sq m / 119 sq ft
 Total = 132.6 sq m / 1427 sq ft
 (Including Void)



 = Reduced headroom below 1.5m / 5'0



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. (ID1277049)

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