



**patrick
gardner**
RESIDENTIAL

27 School Lane, Fetcham, KT22 9JX

Price Guide £750,000



- ATTRACTIVE 1930's HOUSE
- MATURE PLOT OF 0.19 ACRES
- THREE DOUBLE BEDROOMS
- 1518 SQ.FT. INCL.GGE
- CLOSE TO FETCHAM VILLAGE
- REQUIRING MODERNISATION
- SOUGHT AFTER ROAD
- TWO LARGE RECEPTION ROOMS
- LARGE DRIVE + GARAGE
- NO CHAIN

Description

With a superb opportunity for refurbishment and to 'put ones own stamp on it', this delightful 1930's semi-detached family house occupies a Southerly facing plot (just under 0.2 acres) in a sought after tree lined road whilst offering scope for extension and value enhancement (STPP).

Requiring a full refurbishment, the well proportioned accommodation comprises a reception hall with cloakroom, two large reception rooms and kitchen. A turned staircase with large windows leads to the landing, three double bedrooms, bathroom and separate W.C.

Outside, there is potential for a good sized driveway providing off street parking and access to an integral single garage. The rear gardens extend to 110'.

Tenure	Freehold
EPC	F
Council Tax Band	F

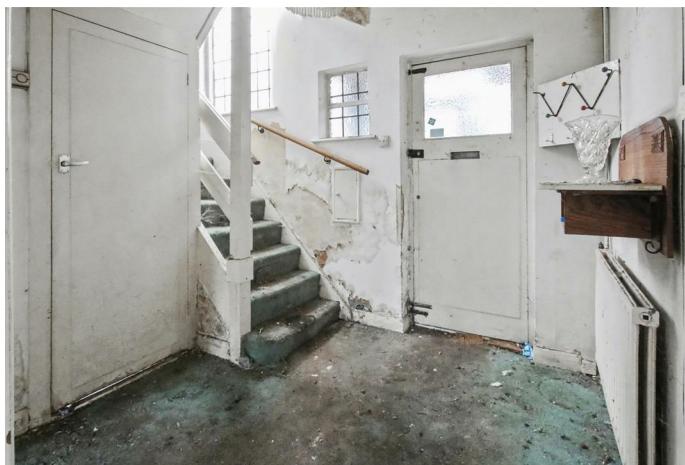
Situation

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.

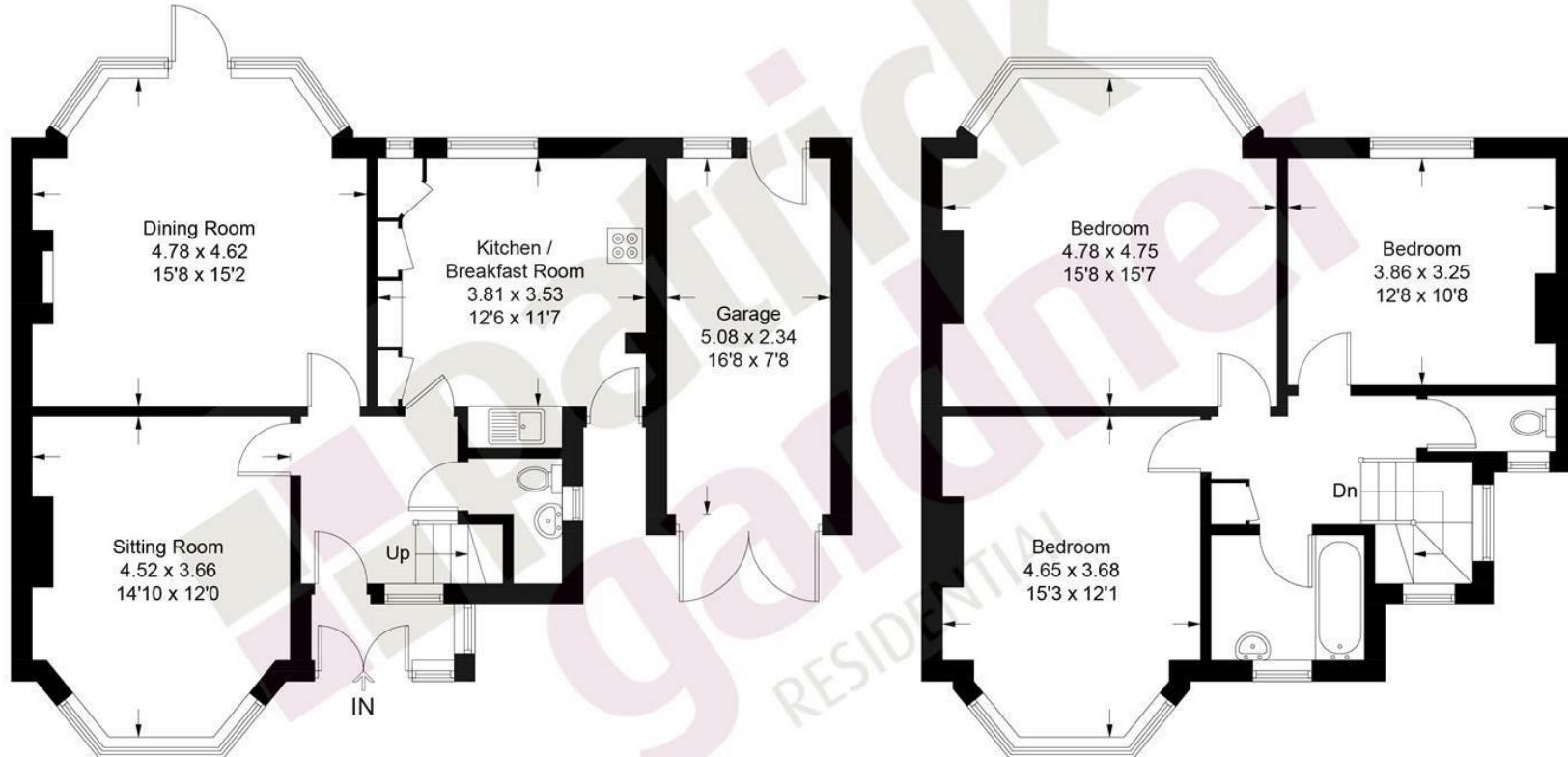
The village shops offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is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



Approximate Gross Internal Area = 128.7 sq m / 1385 sq ft
Garage = 12.4 sq m / 133 sq ft
Total = 141.1 sq m / 1518 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. (ID1259647)

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