



48 Hilly Field Lane, Fetcham, KT22 9UX

Price Guide £775,000

**patrick
gardner**
RESIDENTIAL



- EXTENDED SEMI-DETACHED HOUSE
- 1810 SQ.FT.
- 23'8 X 11' SITTING ROOM
- GOOD SIZED GARDEN
- CLOSE TO VILLAGE & SCHOOLS
- FIVE BEDROOMS
- FAMILY ROOM
- LARGE KITCHEN/DINING ROOM
- DRIVEWAY FOR TWO CARS
- TWO BATHROOMS

Description

This extended five bedroom semi-detached house offers just over 1,800 sq.ft of spacious accommodation whilst set in a residential cul-sac just a short walk from the Fetcham village, local schools and park.

The ground floor includes a reception hall, cloak/shower room, family room with bay window, lovely 23' x 11' sitting room and impressive kitchen/dining room with sliding doors to the rear garden.

Upstairs there are four good sized double bedrooms, fifth single bedroom/study, family bathroom and a separate w.c.

Outside, there is off street parking with adjoining lawn, gated side access leads to the rear garden incorporating a large terrace with retaining wall, steps to the lawn with central path leading to the garden shed, play area and patio.

Tenure Freehold
EPC C
Council Tax Band 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. There are numerous private schools in the vicinity including Parkside Prep School at Stoke D'Abernon and St John's School (11+) in Leatherhead.

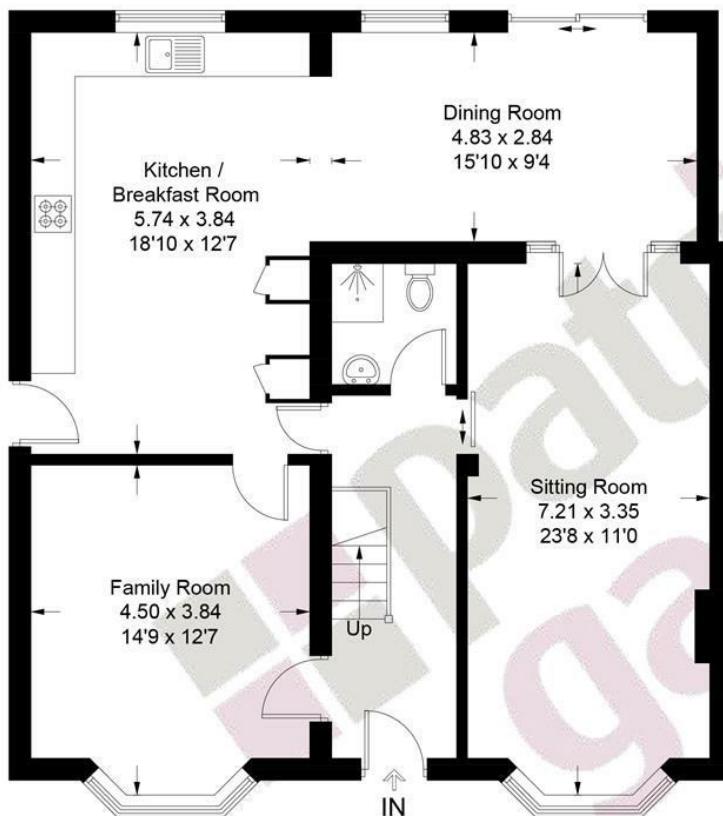
The village shops offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is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

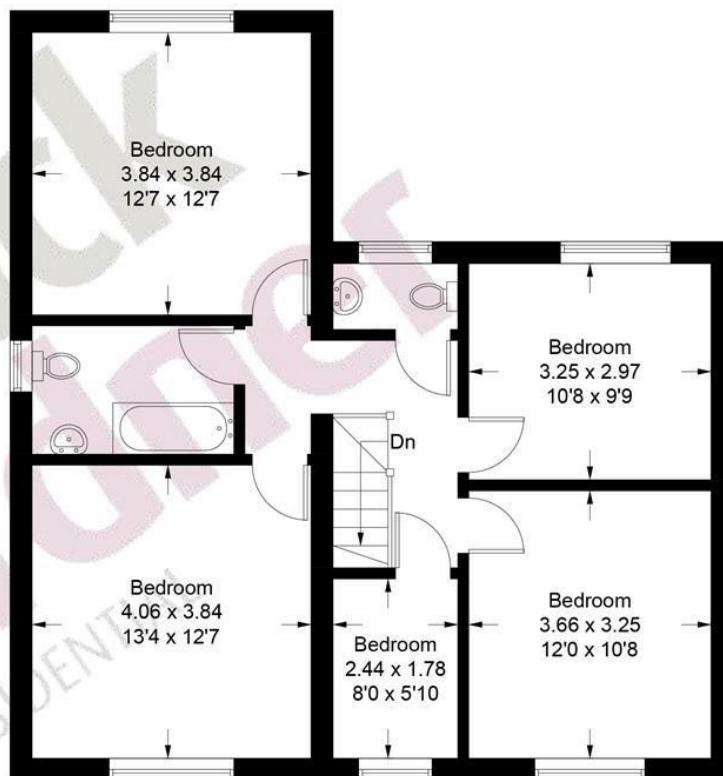
The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand. Bocketts Farm, Polesden Lacey, Denbies Wine Estate and Norbury Park offer great family days out.



Approximate Gross Internal Area = 168.2 sq m / 1810 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. (ID1268178)

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