



31 The Street, Fetcham, Surrey,
KT22 9RA

£1,050,000 Freehold

Directions

From our office in Great Bookham proceed to the bottom of the High Street turning right onto the Lower Road. Continue along until you come to the roundabout at which point bare left into Bell Lane, follow the road round until you come to Lodge Road on your left hand side and number 31 The Street can be found immediately after on your left.

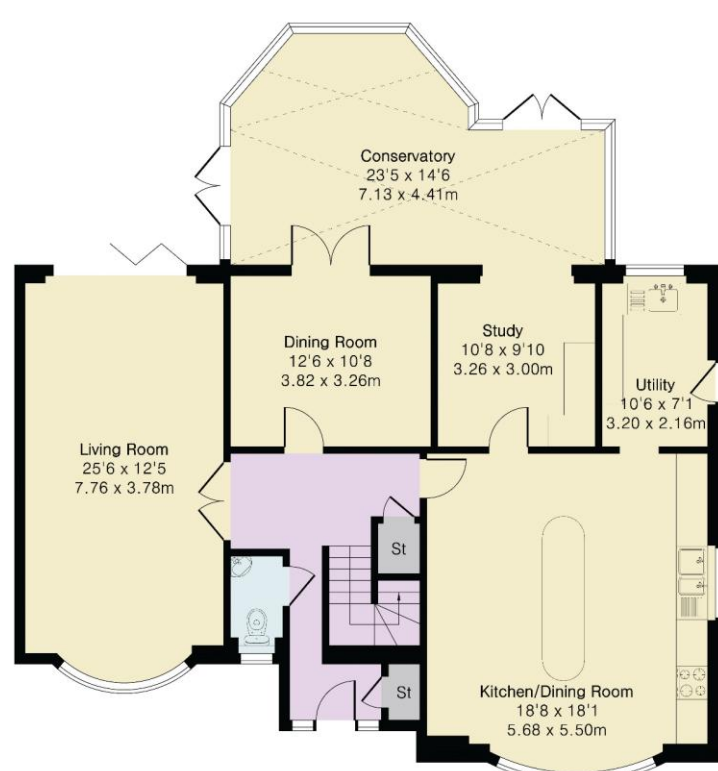
Local Authority

Mole Valley District Council Tel: 01306 885001
Council Tax Band: G

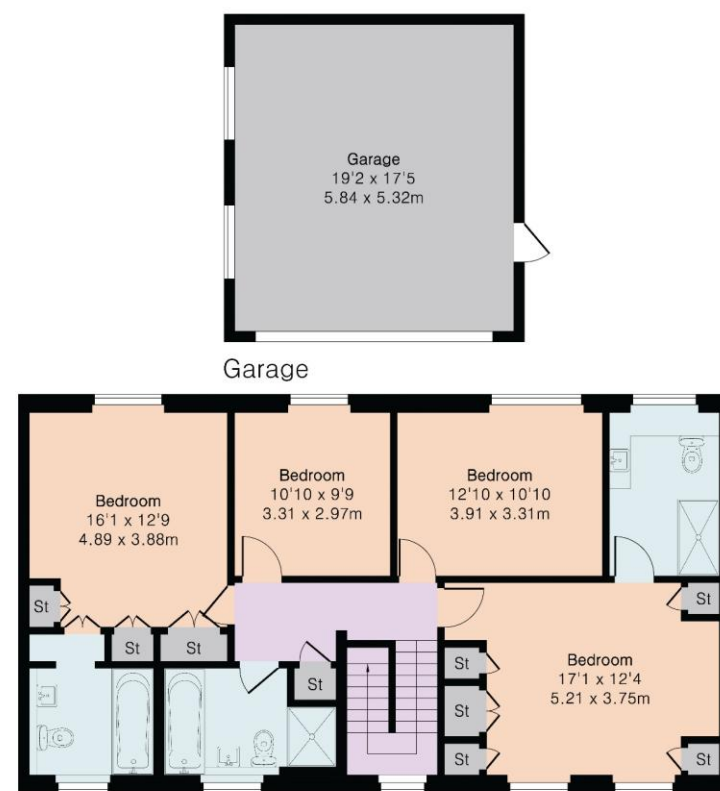


Approximate Gross Internal Area 2489 sq ft - 232 sq m (Excluding Garage)

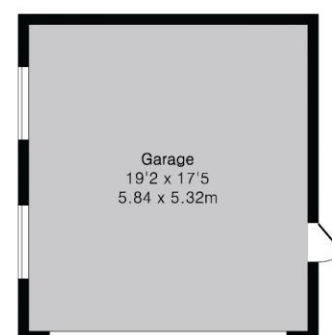
Ground Floor Area 1470 sq ft – 137 sq m
First Floor Area 1019 sq ft – 95 sq m
Garage Area 334 sq ft – 31 sq m



Ground Floor



First Floor



Garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	68 D
39-54	E		
21-38	F		
1-20	G		

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Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

31 The Street, Fetcham, Surrey, KT22 9RA

A beautifully appointed 4 bedroom detached house offering a lovely southerly facing rear garden situated within easy reach of Fetcham Village centre.

THE PROPERTY

Originally constructed in 1976 this delightful family home has over a number of years been comprehensively updated, modernised and re-decorated enabling the property to now benefit from a light, bright and contemporary feel. Currently the principle accommodation consists of an entrance hall, cloakroom, dual aspect lounge with a central fireplace and surround, dining room and study leading through to a generous size conservatory enjoying a pleasant aspect overlooking the very well maintained rear garden. The impressive kitchen/breakfast room provides an excellent range of matching eye and base level units together with ample granite work surfaces and a central island unit. In addition there is also a separate utility room. To the first floor there are then 4 good size bedrooms the master benefitting from excellent storage together with an ensuite shower room. In addition there is a further guest suite and a family bathroom with shower. The property itself is approached via its own driveway offering substantial amount of off street parking which in turn leads to a detached garage. The rear garden has been very well maintained providing a wide paved sun terrace opening out on to an excellent expanse of lawn screened to all sides via mature trees and hedging. In total the garden extends to 65ft x 68ft (19m x 20m) and enjoys a lovely southerly aspect.



SITUATION

The property is located within easy reach of Fetcham village centre which offers an excellent range of shops including a supermarket, restaurants, doctors and dentist surgery and a number of other independent retailers. The larger town centre of Leatherhead is just over a mile away and provides a more comprehensive range of amenities to include The Swan Shopping Centre, a multi user leisure centre and private health club. Leatherhead train station offers a commuter service to London Waterloo and Victoria and the M25 can be reached at junction 9 on the outskirts of Leatherhead giving good motorway access to both Gatwick and Heathrow airports. Also within easy reach are excellent schools both in the state and private sector.

