



**42 Bickney Way, Fetcham, Surrey
KT22 9QQ**

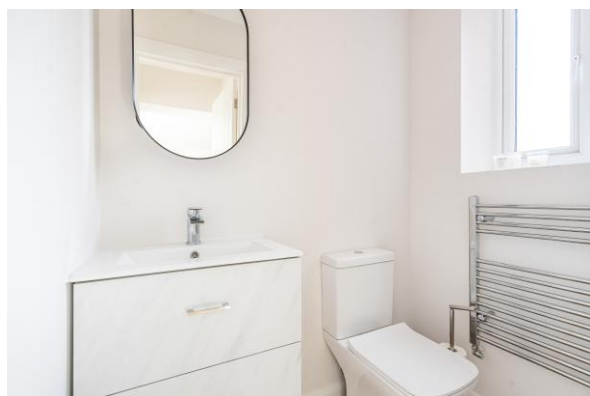
£550,000 Freehold

Directions

From our office in Great Bookham proceed to the bottom of the High Street turning right onto Lower Road. Take the 5th turning on your left hand side into Kennel Lane, proceed along until it becomes Penrose Road and Bickney Way can be found a short way along on your right hand side with number 42 also to be found a short way along in a cul de sac on the right.

Local Authority

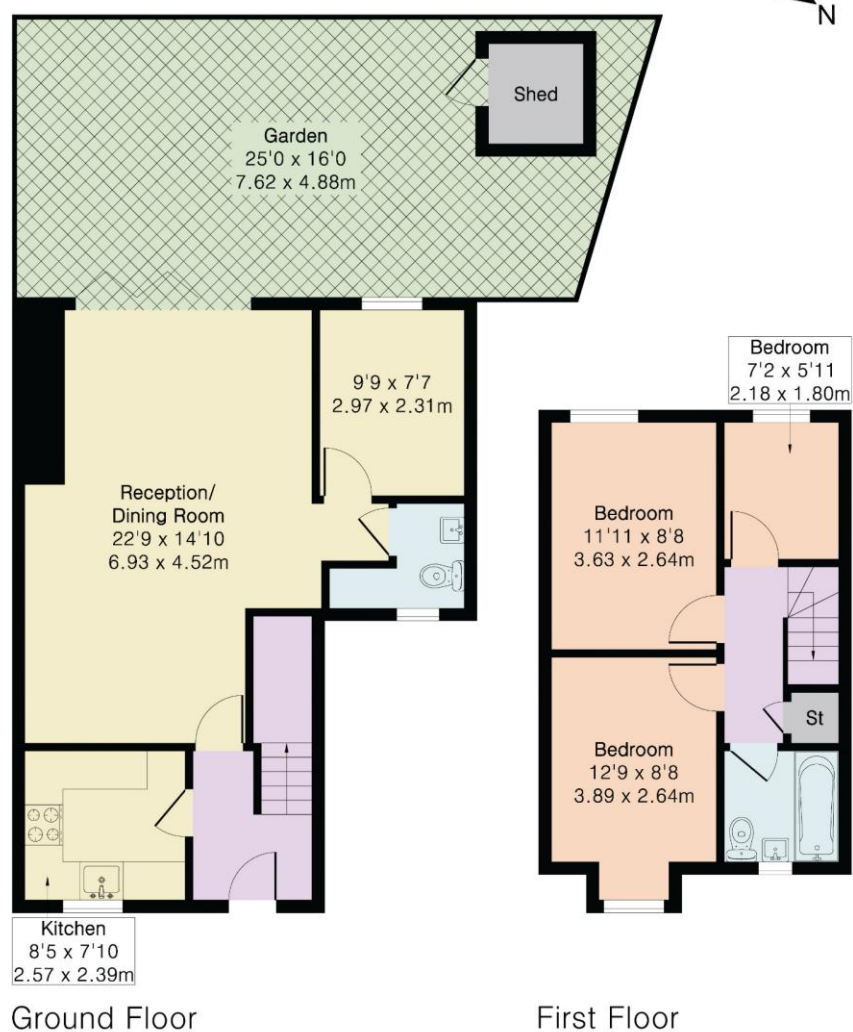
Mole Valley District Council Tel: 01306 885001
Council Tax Band: D



Approximate Gross Internal Area 949 sq ft - 88 sq m

Ground Floor Area 593 sq ft – 55 sq m

First Floor Area 356 sq ft – 33 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72 C	90 B

Bookham Office
Rayleigh House
32 High Street
Great Bookham
Tel: 01372 450255
Email: bookhamoffice@henshaws.net

Ref: 4314

www.henshaws.net

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.

42 Bickney Way, Fetcham, Surrey KT22 9QQ

An exceptionally well-appointed and beautifully modernised three-bedroom semi-detached family home, offering spacious, contemporary accommodation and a south-facing rear garden, all conveniently situated within easy reach of Fetcham village centre.

THE PROPERTY

Originally constructed in 1986, this attractive home has undergone an extensive programme of modernisation and enlargement in recent years, creating a stylish and versatile property perfectly suited to modern family living. The accommodation is light, bright and thoughtfully arranged, with particular emphasis on open-plan living and entertaining. The ground floor is approached via a welcoming entrance hall with a convenient cloakroom. The beautifully appointed kitchen features an excellent range of contemporary eye and base-level units, complemented by extensive quartz worktops, providing both practicality and style. Undoubtedly the heart of the home is the superb open-plan living and dining room with impressive bi-folding doors which open directly onto the rear garden, flooding the room with natural light and creating a seamless connection between indoor and outdoor living. A further notable feature is the separate family room, which provides excellent flexibility and could equally serve as a home office or playroom. To the first floor are three well-proportioned bedrooms, together with a stylishly appointed modern family bathroom. Outside, the property is approached via a block-paved driveway providing off-street parking, whilst gated side access leads through to the rear garden enjoying a predominantly southerly aspect, the garden incorporates a paved sun terrace leading onto an expanse of lawn. Other benefits include a fully integrated air conditioning system.



SITUATION

The property is located in a popular residential development just under ½ a mile from Fetcham village centre which offers a good range of shops to include a supermarket, restaurant, coffee shops and a number of other independent retailers. The larger centre of Leatherhead is approximately 1 ½ miles away and provides a more comprehensive range of amenities including the Swan shopping centre and mainline station Leatherhead providing a commuter service into London Waterloo and Victoria. In addition there is also a multi user leisure centre and private health club. The M25 can be reached at junction 9 Leatherhead giving good motorway access to Heathrow and Gatwick airports. Also within easy reach are excellent schools both in the state and private sector.

