



17 The Green, Fetcham, Surrey,
KT22 9XE

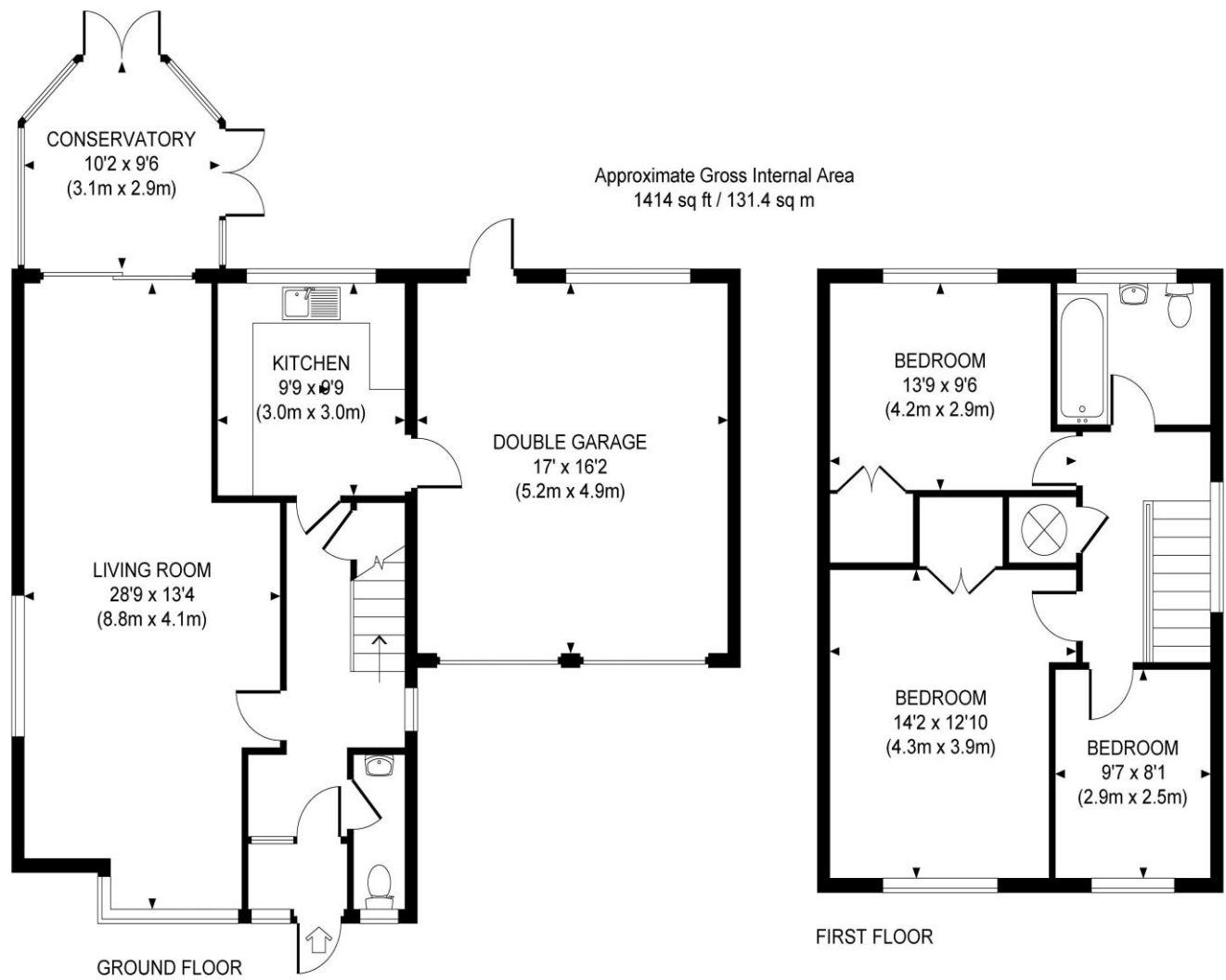
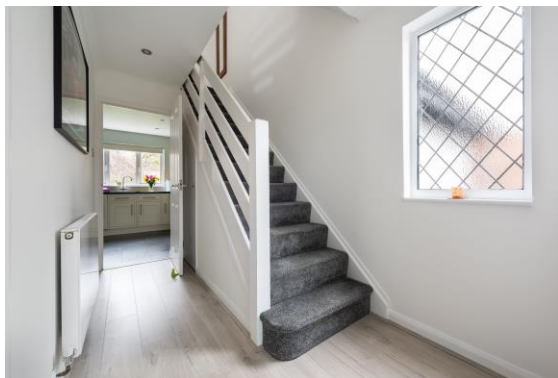
£710,000 Freehold

Directions

From our office in Great Bookham proceed to the top of the high street, turning left onto the A246 Guildford/Leatherhead Road. Proceed along until the Bocketts Farm roundabout taking the 1st turning on your left into the Ridgeway. Proceed down the hill taking the 3rd turning on your left into Church Close, bear round to the left taking the turning into The Green and number 17 can be found on your left hand side.

Local Authority

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



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating			
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		
		73 C	88 B

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An extremely well presented 3 bedroom detached home, offering an excellent size rear garden situated in a desirable cul de sac location within easy reach of both Fetcham and Bookham village centres.

THE PROPERTY

Originally constructed in 1983 this extremely popular style of home has in recent years been updated and modernised enabling the property to now benefit from light, bright and contemporary accommodation. Currently this consists of a cloakroom, spacious dual aspect lounge/dining room, conservatory, modern kitchen providing an excellent range of matching eye and base level units together with ample work surfaces and a number of integrated appliances. To the first floor there are then 3 bedrooms and a modern family bathroom. The property itself is approached via a Tarmacadam driveway giving a good amount of off street parking which in turn leads to the integral double garage. To the rear there is then a generous size garden incorporating a wide paved sun terrace leading onto a good expanse of lawn with mature trees, flowers and shrubs surrounding. In addition there is hardstanding for a large garden shed and in total the garden extends to 43ft x 40ft (13m x 12m). In our opinion the property also offers good potential to further enlarge subject to the usual planning consents.



SITUATION

The property is located in a popular cul de sac within easy reach of both Bookham and Fetcham Village centres. The former offers an excellent range of amenities to include 2 supermarkets, post office, doctors and dentist surgeries, a library and a number of other independent retailers. Bookham and Leatherhead train stations are approximately 1 ½ miles away and provide a commuter service to Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving good motorway access to both Heathrow and Gatwick airports. Also within the area are excellent schools both in the state and private sectors.

