



Directions

From our office in Great Bookham proceed to the bottom of the High Street and turn right onto the Lower Road. Proceed along until the first roundabout and bear left into Bell Lane. This road then becomes The Street at which point take the 2nd turning on your left hand side into Lodge Road and number 35 can be found on your left hand side.

Local Authority

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



Approximate Gross Internal Area 1399 sq ft – 130 sq m
Ground Floor Area 776 sq ft – 72 sq m
First Floor Area 444 sq ft – 41 sq m
Outbuilding Area 179 sq ft – 17 sq m



**35 Lodge Road, Fetcham, Surrey,
KT22 9QY**

A superbly appointed 3 bedroom semi detached home offering an excellent size southerly aspect rear garden combined with being situated in a favorable residential road within easy reach of Fetcham village centre.

THE PROPERTY

Originally constructed in the 1950’s this lovely family home has in recent years under gone a comprehensive programme of modernization and enlargement enabling the property to now benefit from extremely light, bright and contemporary accommodation as well as a particularly spacious feel. Currently this accommodation consist of a sitting room, cloakroom, separate utility room with the heart of the home to be found in the open plan kitchen/family area with the latter offering a comprehensive range of matching eye and base level units together with ample work tops and a central island unit with bi-folding doors then opening out on to the superb rear garden. To the first floor there are 3 bedrooms and a newly installed family bathroom. The property itself is approached via a tarmacadam driveway providing a good amount of off street parking with side access leading to the rear garden. A particular feature of this desirable residence is the rear garden which provides a wide paved sun terrace leading onto a superb expanse of lawn screened to all sides via well stocked flower and shrub beds together with mature trees. In addition there is also a timber constructed home office with full power and light and set to the rear of the garden a further timber constructed storage unit. In total the garden extends to 102ft x 27ft (31m x 8 m) and enjoys a sunny southerly aspect.



SITUATION

The property is located in a popular private road within easy reach of Fetcham village centre which has a good range of shops catering for daily needs. A more comprehensive range of amenities can be found in nearby Leatherhead town centre approximately 1 ¼ miles away including the train station which provides a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 on the outskirts of Leatherhead giving good motorway access to both Heathrow and Gatwick airports. Also within easy reach are excellent schools both in state and private sector.

